

CARRIAGE PARK CENTER

Offering Memorandum



Utter Commercial
Real Estate, Inc.
www.utterproperties.com

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CARRIAGE PARK CENTER

Offering Includes Choice of One, Two or All Three Buildings

625 Building



For more

information

or to

schedule

a showing

please contact

Tony or Calvin.

ADDRESSES

555, 625 and 650 N. Carriage Parkway
(Near Central and Edgemoor, Wichita, KS)

BUILDING SIZES (Rentable Space)

555 4,706 sq. ft.
625 35,520 sq. ft.
650 78,531 sq. ft.
Total 118,762 sq. ft.

**Purchase
one, two or all
three buildings!**

SITE SIZE

9.06 acres / 394,700 sq. ft.

ZONING

Community Unit Plan

PARKING

503 parking spaces

TENANT MIX (23 tenants)

- Restaurants
- Retail and Wholesale
- Medical and Dental
- Service Businesses

YEAR BUILT

1985 -- 625 & 650 Buildings
1986 -- 555 Building

CONSTRUCTION TYPE

Beige brick, steel frame, metal studs

ESRI BUSINESS ANALYST DEMOGRAPHICS

	1 mile	3 miles
Population	11,696	98,736
Med. HH Income	\$55,071	\$40,789

TRAFFIC COUNT* (Central & Edgemoor)

19,918 per day

2016 TAXES

\$195,792.16 (\$1.65 psf)

MARKET PRICED

An offer can be made for each building based upon the NOI and an investor's particular investment criteria.

COMMENTS

- LED sign on Central Avenue
- Mixed use development
- Rent Roll and Annual Statements available upon signing of a Confidentiality Agreement.

* STDBonline

February 2017.



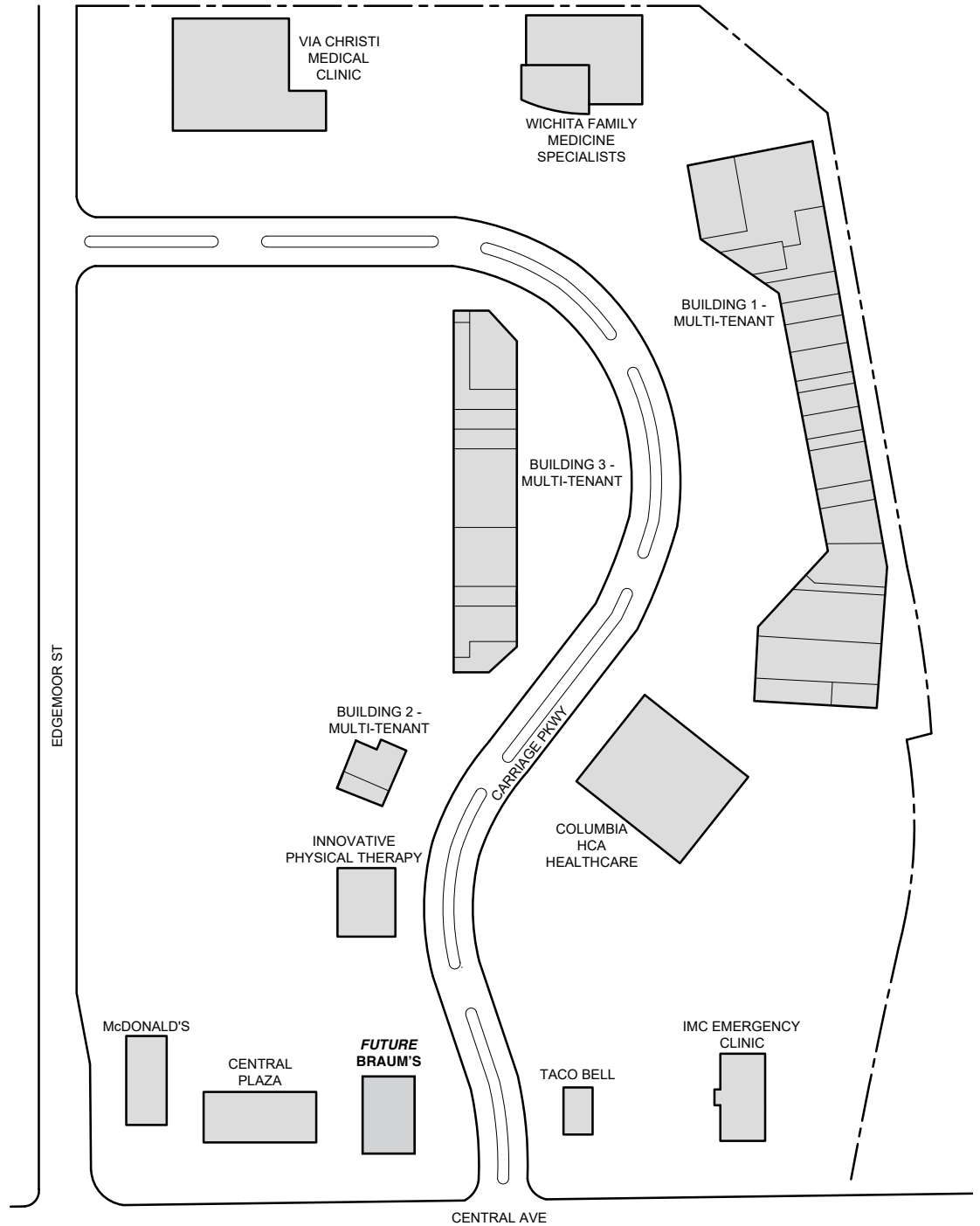
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CARRIAGE PARK CENTER

Site Plan

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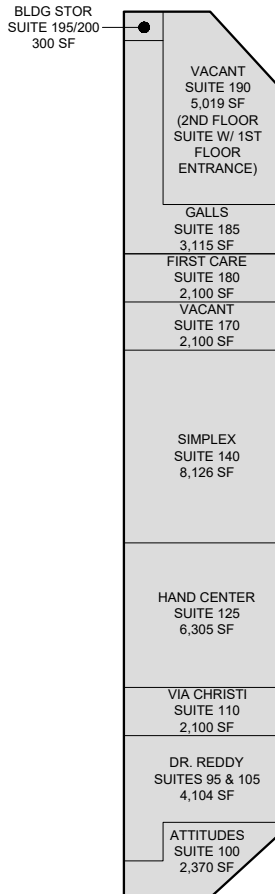
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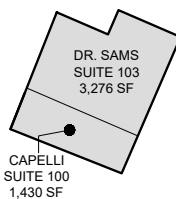
CARRIAGE PARK CENTER

Tenant Plan

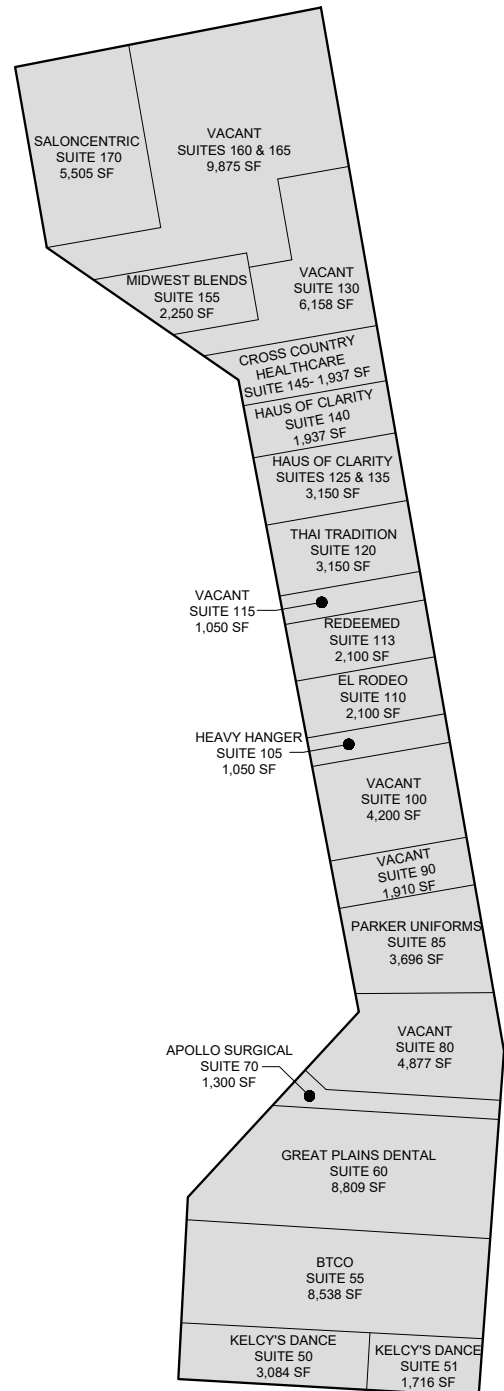
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TENANT PLAN - BUILDING 3



TENANT PLAN - BUILDING 2



TENANT PLAN - BUILDING 1



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CARRIAGE PARK CENTER

Site Aerial

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CARRIAGE PARK CENTER

Surrounding Aerial

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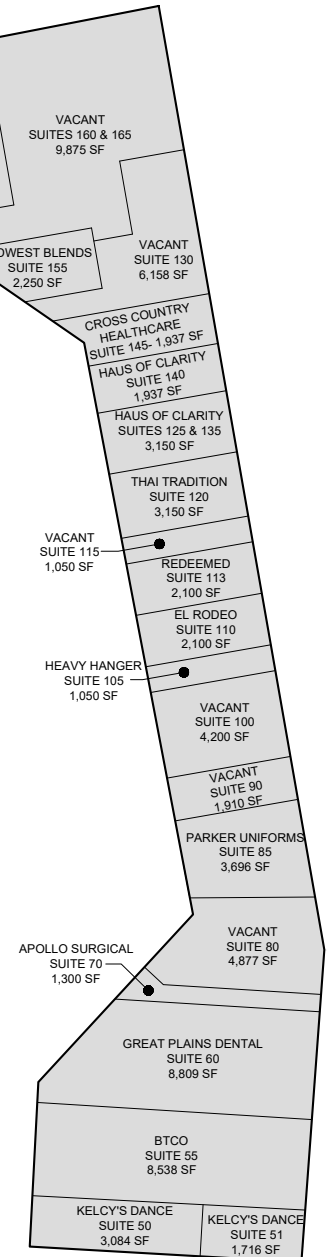
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CARRIAGE PARK CENTER

650 N. Carriage Parkway / Building 1

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TENANT PLAN - BUILDING 1



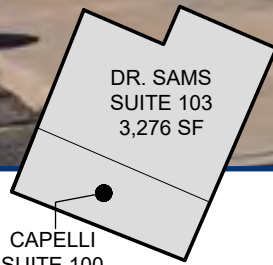
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CARRIAGE PARK CENTER

555 N. Carriage Parkway / Building 2

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CAPELLI
SUITE 100
1,430 SF

DR. SAMS
SUITE 103
3,276 SF



TENANT PLAN - BUILDING 2



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CARRIAGE PARK CENTER

625 N. Carriage Parkway / Building 3

For more

BLDG STOR
SUITE 195/200
300 SF

information

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VACANT SUITE 190 5,019 SF (2ND FLOOR SUITE W/ 1ST FLOOR ENTRANCE)
GALLS SUITE 185 3,115 SF
FIRST CARE SUITE 180 2,100 SF
VACANT SUITE 170 2,100 SF
SIMPLEX SUITE 140 8,126 SF
HAND CENTER SUITE 125 6,305 SF
VIA CHRISTI SUITE 110 2,100 SF
DR. REDDY SUITES 95 & 105 4,104 SF
ATTITUDES SUITE 100 2,370 SF



TENANT PLAN - BUILDING 3



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Investment Highlights

- This is an unusual investment opportunity to acquire all three buildings in the development, or purchase a single building or any combination of the three buildings.
- While the property has a positive net income stream, there is strong upside potential to increase cash flow through lease up of the existing vacant spaces.
- The property has a stable tenant mix. Several of the tenants have been at the Center for 15-25 years.



*LED Monument Sign
on Central Avenue*

Location Highlights

- Carriage Park Center has a unique position in the east Wichita marketplace. It enjoys strong name recognition in the community.
- The property is a mixed-use development with flexible versatility.
- The tenant mix has a variety of businesses, which includes restaurants, retail, wholesale, service-oriented entities and medical and dental practices.
- Carriage Park Center is located in a mature area and provides excellent accessibility in the City's vibrant east side. There are several small strip centers/shopping centers and office buildings in close proximity to the Center.



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CONFIDENTIALITY AGREEMENT

The undersigned acknowledges and understands that information provided to them or that they will be exposed to is Confidential Information (as defined below), all of which is confidential and proprietary and which rightfully belongs, or will belong, to Gemini Rosemont Commercial Real Estate (the "Company").

The undersigned and their agents, including real estate brokers, employees and contractors agree that they shall not, directly or indirectly, at any time, without the Company's prior written consent, use any of such Confidential Information for their benefit or the benefit of any third party or disclose any of such Confidential Information to any individual or entity other than their directors, brokers, agents, employees, attorneys and accountants who need to know such information and who shall (i) be advised by you of this Agreement and (ii) agree to be bound by the provisions hereof.

The term "Confidential Information" shall mean all information, whether or not in writing, of a private, secret or confidential nature relating to information provided pertinent to Carriage Park Center, Wichita, KS. By way of illustration, but not limitation, Confidential Information may include Rent Rolls, Annual Statements and financial data. The undersigned will not disclose any Confidential Information or use the same for any unauthorized purposes without prior written approval by the Chief Executive Officer of the Company or the Asset Manager of Carriage Park Center.

All writings, records, and other documents, including, without limitation, all documents and records containing any Confidential Information, shall be the exclusive property of the Company, shall not be copied, summarized, extracted from, or otherwise used without the express prior written consent of the Company.

The parties hereto agree that the Company would suffer irreparable harm from a breach by the undersigned of any of the covenants or agreements contained herein. Therefore, in the event of the actual or threatened breach by the undersigned of any of the provisions herein, the undersigned agrees that the Company will be entitled, in addition and supplementary to any other rights and remedies available to it at law, in equity or under this Agreement, to seek specific performance and/or injunctive or other relief in order to enforce or prevent any violation of the provisions hereof.

It is further understood and agreed that no failure or delay by the Company in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any right, power or privilege hereunder.

If you are in agreement with the foregoing, please sign and return one copy of this letter which will constitute our agreement with respect to the subject matter of this letter.

Gemini Rosemont Commercial Real Estate

By: _____

Title: _____

Confirmed and Agreed to as of this _____ day of _____, 2017:

For: _____

By: _____

Printed Name: _____

Title: _____