

CLASS A OFFICE BUILDING FOR SALE

Riverview Building / 345 N. Riverview / Wichita, KS

Just \$49.00 psf!

**Strong Upside Potential
or Opportunity for a Buyer / User!**

CLICK HERE FOR A VIDEO TOUR



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OFFICE BUILDING FOR SALE

Riverview Building / Class A Office Property

BUILDING ADDRESS

345 N. Riverview, Wichita, Kansas
(One block west of 3rd & Waco)

SALE PRICE

\$3,975,000 (\$49.00 psf)

BUILDING SIZE

81,000 sq. ft. GA
79,226 sq. ft. RA

MAJOR TENANTS

- The Law Company
- LK Architecture
- GJ & Associate CPAs

FLOOR PLATES

- 7 floors / 10,742 sq. ft. per floor
- Plus lower level (approx. 6,000 sq. ft.)

VACANCIES

<u>Suite</u>	<u>Sq. Ft.</u>
400	4,699 (divisible)
600	10,742 (entire floor)
760	1,612

2023 REAL ESTATE TAXES

\$103,462.45 general
_____ \$7.11 special
\$103,469.56

FOR BUYER / USER

Could provide a large block of space
on contiguous floors 8/1/24.

BUILT

1982

OCCUPANCY

Currently 77.13%

COMMENTS

- Building meeting room
(50 seating capacity)
- Monument street sign for tenants
- Edge of downtown area
- On-site parking / 330 spaces
(including 38 visitors)
- FedEx and UPS drop boxes
- Vending room
- Close proximity to City Hall,
Courthouses and U.S. Post Office

**7 new tenants acquired in past 23 months.
Strong upside potential or opportunity for
a large buyer / user.**

LEASE RATE

Full-Service Leases:

\$18.00 psf (4th floor space)

\$18.50 psf (6th floor and 7th floor space)

**RENT ROLL, INCOME AND EXPENSES
AVAILABLE AFTER A CONFIDENTIALITY
AGREEMENT HAS BEEN SIGNED.**

For more

information

or to

schedule

a showing

please contact

Tony or Tim.

March 2024



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Riverview Building / Aerial

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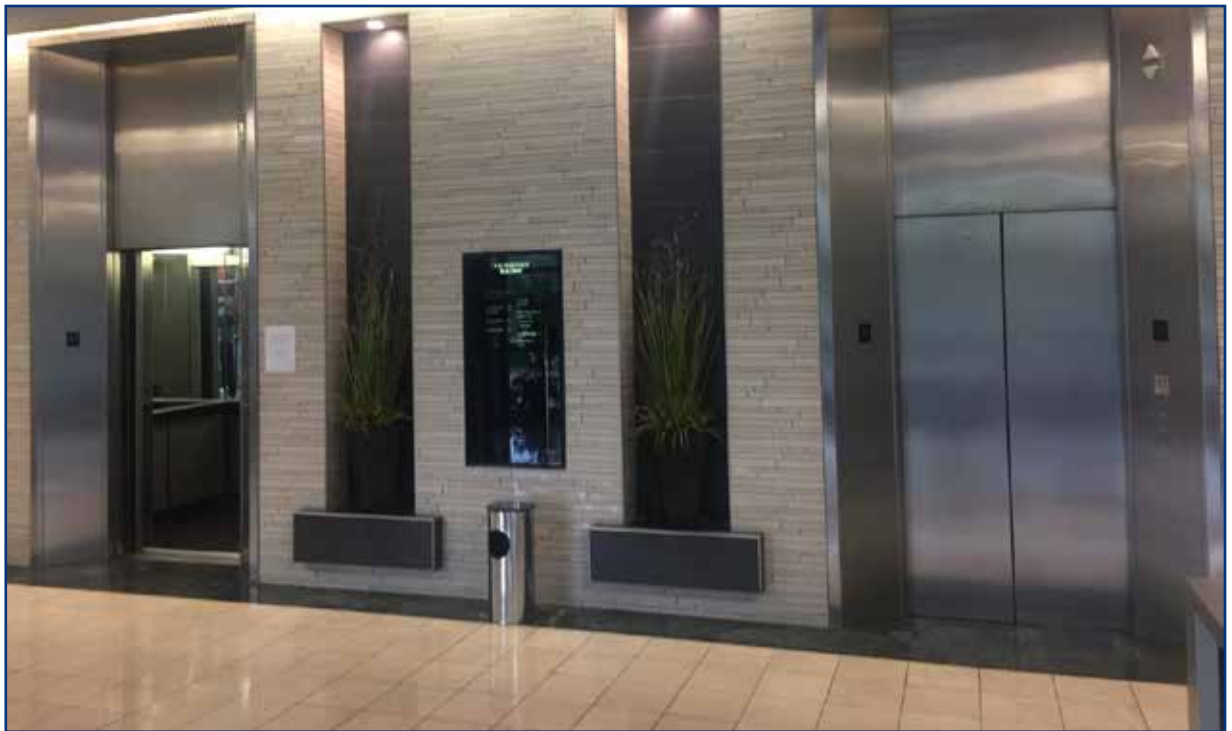


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Riverview Photos / Entry & Lobby

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Riverview Photos / Assorted

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Riverview Photos / 6th Floor

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Riverview Photos / 6th Floor

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Riverview Photos / Rooftop

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CONFIDENTIALITY AGREEMENT

The undersigned acknowledges and understands that information provided to them or that they will be exposed to, related to the Riverview Building, is Confidential Information (as defined below), all of which is confidential and proprietary and which rightfully belongs to Riverview Building, LLC (the "Company").

The undersigned and their agents, including real estate brokers, employees and contractors ("Included Parties") 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, officers, members, brokers, agents, employees, attorneys and accountants who need to know such information and who shall (i) be informed 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 the Riverview Building, Wichita, KS. By way of illustration, but not limitation, Confidential Information may include Rent Rolls, Annual Statements and financial data. The undersigned and their Included Parties will not disclose any Confidential Information or use the same for any unauthorized purposes without prior written approval by Tony Utter or Donald Dean, two of the Members of the Company.

All writings, records, rent rolls, operating statements, income and expenses, pro formas 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 damages, 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 document which will constitute our agreement with respect to the subject matter of this document.

Riverview Building, LLC

By: _____

Tony Utter

Title: Member

Confirmed and Agreed to as of this ____ day of _____, 2024:

For: _____
Principal Entity or Broker's Client

For: _____
Principal's Real Estate Broker or Agent

By: _____

By: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____