

# 260 N Rock Rd – Wichita KS FOR SALE or LEASE

## Located between Rock Rd, Douglas Avenue, and Central Avenue



Building Size 21,560 square feet on two floors  
with flexible spaces and ample parking

Great location on one of Wichita's busiest corridors

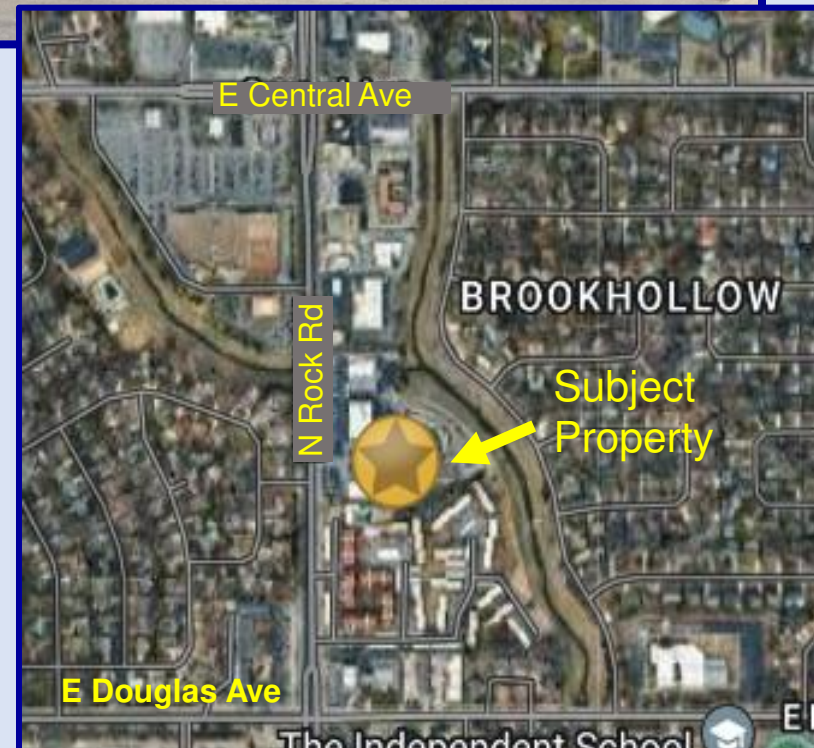
**Sales Price \$2,587,200**

**Lease Rate: \$16 psf, Full Service**

**Craig Ablah (316) 734-1148**

**[craig@classicrealestate.net](mailto:craig@classicrealestate.net)**

8110 E 32<sup>nd</sup> Str N #150 Wichita, KS 67226 (316) 634-2600



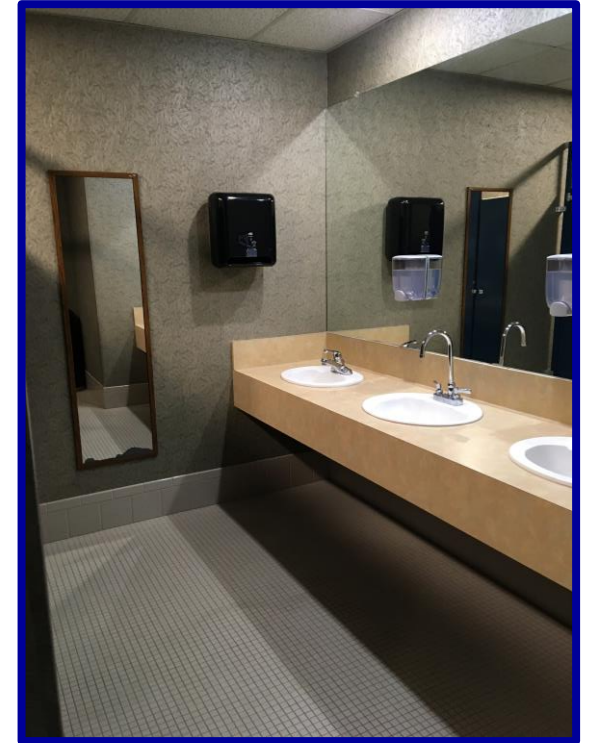
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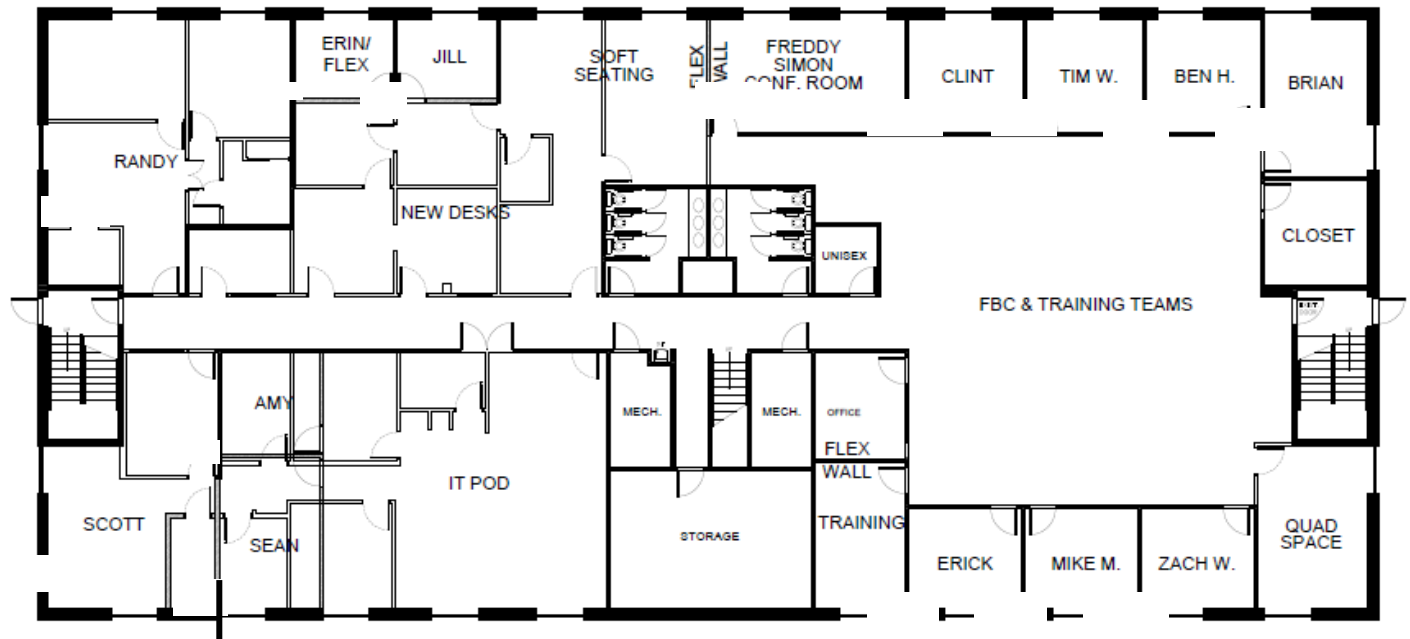
2 minutes from Towne East Mall ♦ 5 minutes from Eastgate ♦ 8 minutes from East Kellogg Dr  
♦ 10 minutes from Beech Textron  
2020 census population for 5 mile radius 169,847

260 N Rock Rd Wichita KS



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# Floorplans



**A FIRST FLOOR PLAN**



**A SECOND FLOOR PLAN**



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