

811 E. Waterman – Wichita KS

FOR SALE or LEASE

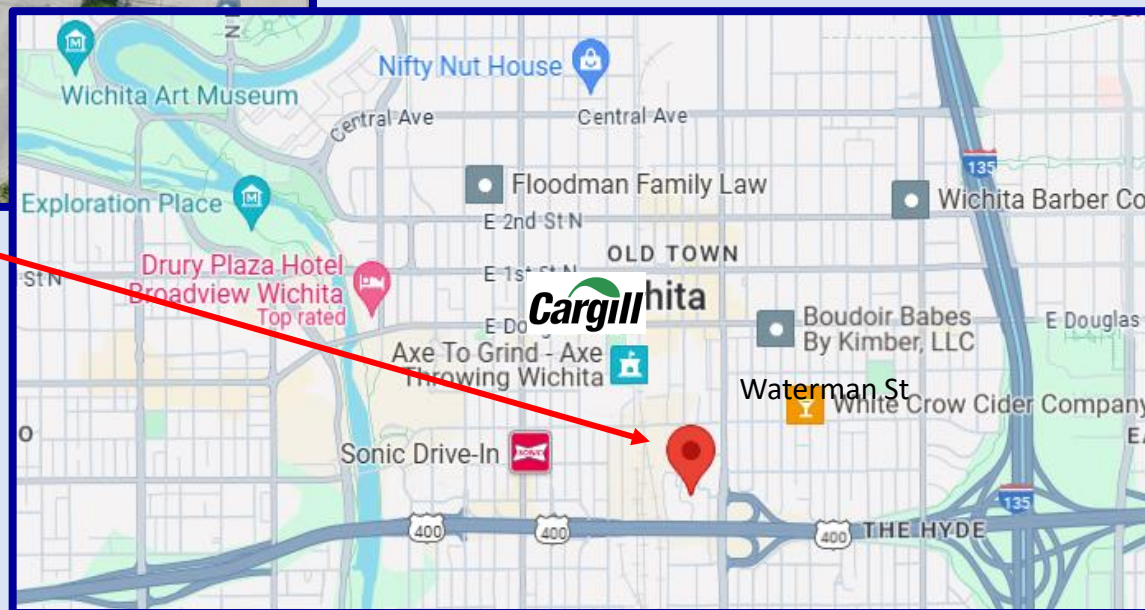
Sales Price \$8,500,000

Lease Rate \$5.75 - \$8 psf NNN

Available July 2024

Building can be divided

Office space available



- ◆ 115, 670 SF building on 2.51 acres
- ◆ Dock high with 14'-15' ceiling
- ◆ On-site parking
- ◆ Located near I-135 & US 400
- ◆ Zoned Limited Industrial
- ◆ Near Cargill Headquarters
INTRUST Bank Arena
Future Biomedical Campus

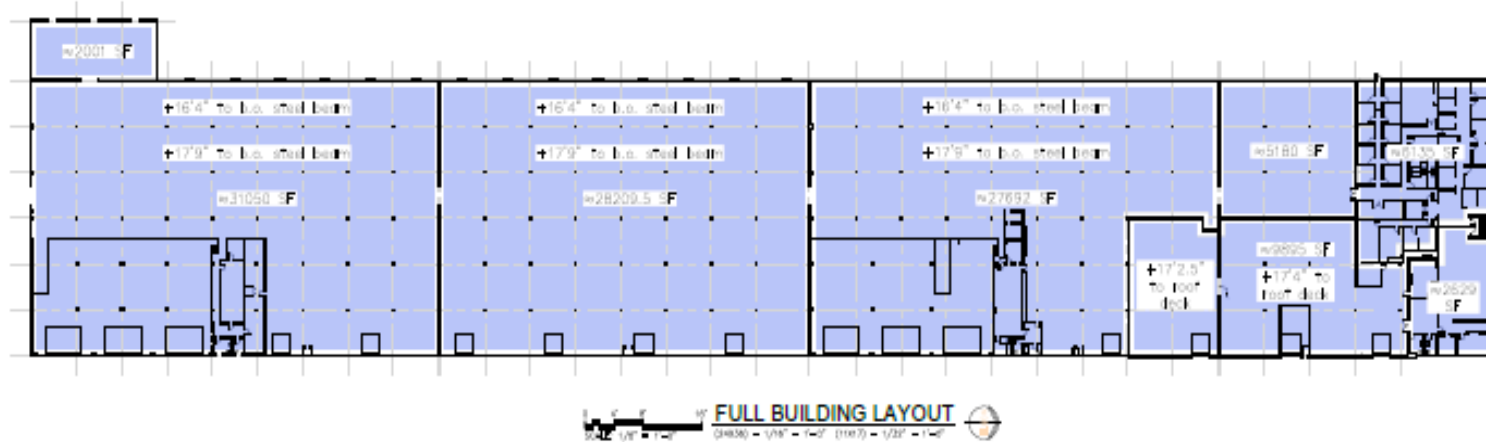
Craig Ablah (316) 734-1148

craig@classicrealestate.net



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

Full Building Layout Exhibit



811 E WATERMAN

811 E WATERMAN
WICHITA, KS 67202

NOT FOR CONSTRUCTION



484 W. 9th St., Suite 408
Wichita, KS 67202
craig@classicre.com

PRINTS ISSUED
12.06.24 - EXHIBIT

Arch: CAD
Model: MJC

CONCEPT PLAN

EX

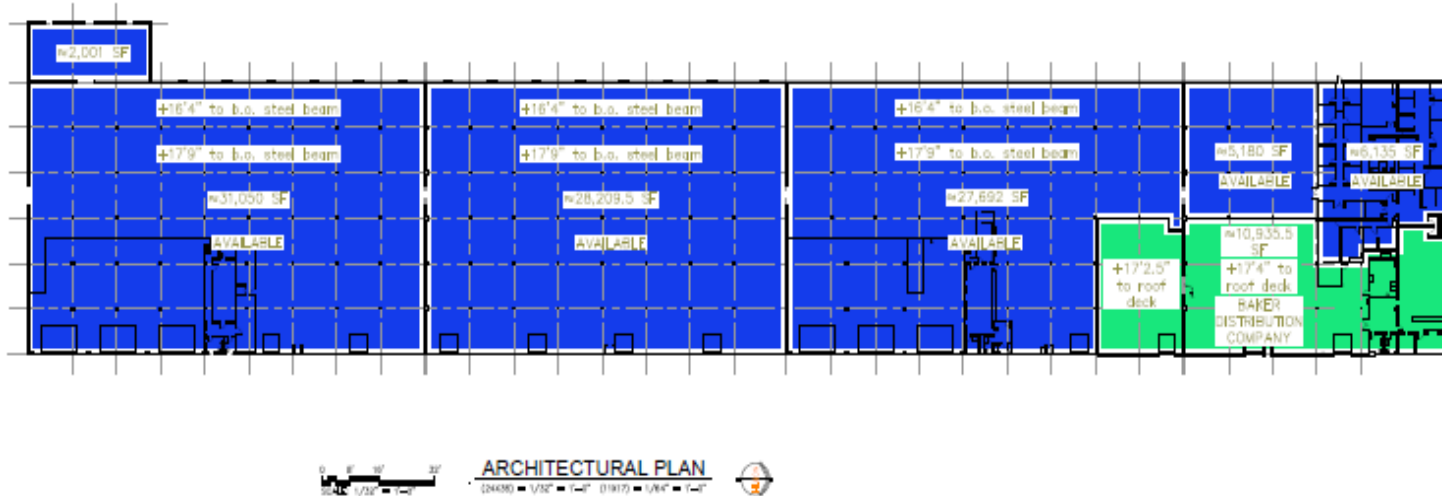
© 2024 MJC Architects

Contact: Craig Ablah (316) 734-1148
craig@classicrealestate.net



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

Tenant Exhibit 1



811 E. WATERMAN

811 E. WATERMAN ST.
 WICHITA, KANSAS 67202

NOT FOR CONSTRUCTION

MJC ARCHITECTURE

401 N. W. 5th St. Suite 400
 Wichita, KS 67202
 (316) 261-1111

PRINTS ISSUED
 12-16-24 - RVW

WCH: 24041
 DCS
 JWC/MJC

TENANT EXHIBIT 1

EX-1

Copyright 2024 MJC Architecture

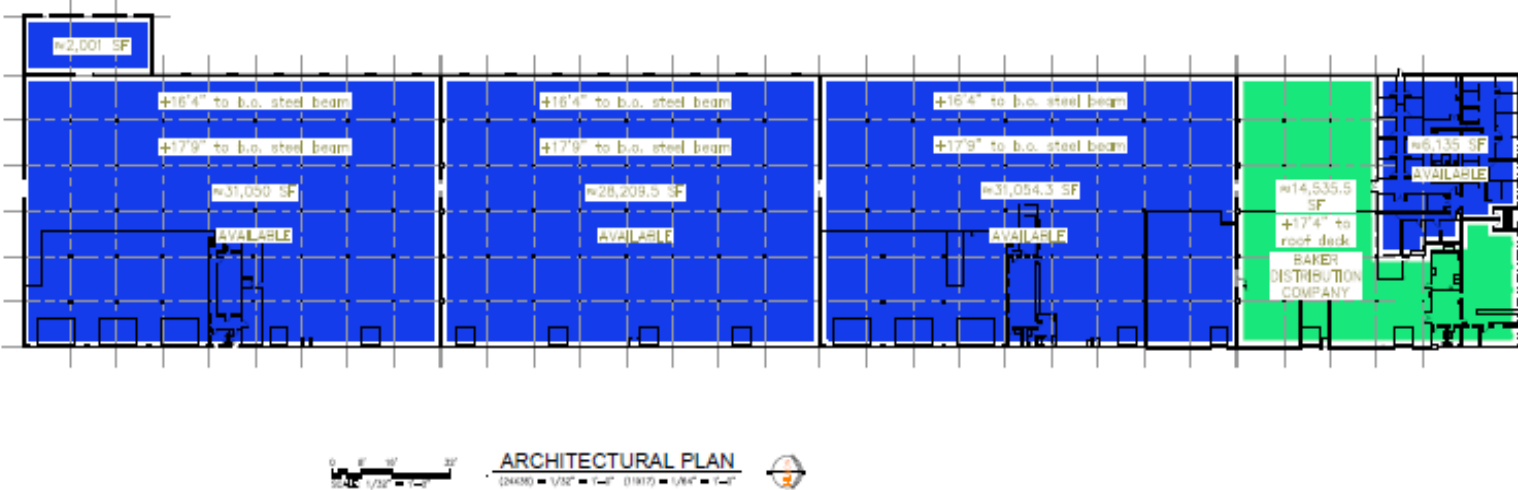


Contact: **Craig Ablah (316) 734-1148**

craig@classicrealestate.net

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

Tenant Exhibit 2



MJC

811 E. WATERMAN
 811 E. WATERMAN ST.
 WICHITA, KANSAS 67202

NOT FOR CONSTRUCTION

MJC Architects

MJC, 811 E. Waterman St. #200
 Wichita, KS 67202
 Phone: (316) 261-1148
 Fax: (316) 261-1149
 www.mjcarchitects.com

PRINTS ISSUED
 12-16-24 - RVW

MJC: BCB
 24041
 Owner: BCB
 Architect: MJC

TENANT EXHIBIT 2

EX-2

© copyright 2024 MJC Architecture

Contact: Craig Ablah (316) 734-1148
 craig@classicreal estate.net



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