

\$8.00 psf SPACE FOR LEASE

Carriage Park Center



5% leasing commission to co-brokers (minimum three-year term)

For more

information

or to

schedule

a showing

please contact

Tony or Calvin.

ADDRESS

Near Central & Edgemoor (NE Corner)

TRAFFIC COUNT**

19,918 per day

VACANT SPACE / 625 BUILDING

Suite	Sq. Ft.
105	4,104
170	2,100
180	2,100

LEASE RATE

Base Rent: \$8.00 psf (thru 3/31/14)

Taxes, Insurance & CAM \$3.29 psf (est.)

FREE RENT

One month free for each lease year

VACANT SPACE / 650 BUILDING

Suite	Sq. Ft.	
50	4,800	-- endcap/showroom & whse w/OHD
70	1,300	-- unfinished space
90	2,270	-- former beauty salon
100	4,200	-- former surgery center
105	1,050	-- former dancewear location
113	2,100	-- Wichita Children's Theatre
130	6,158**	-- former Sake Steak House
135	3,150*	-- office space
140	1,937*	-- office space
155	2,250**	-- former Wells Fargo
160	9,875**	-- showroom / whse/OHD

* combine for 5,087 sq. ft.
** combine for 18,283 sq. ft.

COMMENTS

- Remodel costs are negotiable
- Ideal for retail, office, medical, insurance, service
- Businesses include Thai Traditions Restaurant, Via Christi Medical, Direct Buy, Toni D's, Parker School Uniforms
- Abundant front door parking
- **LED sign**

\$50.00 Gift Card to restaurant of broker's choice for showing space!!

**STDBonline



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