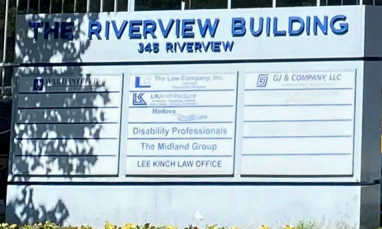


CORPORATE HEADQUARTERS BUILDING FOR SALE

Riverview Building / 345 N. Riverview / Wichita, KS

Just \$49.00 psf!

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



CLICK HERE for a Virtual Tour!



Tony Utter, CCIM, JD 316-990-8710 tony@utterproperties.com
Tim Utter 316-871-1628 tim@utterproperties.com



Jake Ramstack 316-841-3814 jake@insitere.com
Jason Gregory 316-303-2627 jason@insitere.com

The information contained herein was obtained from sources believed reliable, however, Utter Commercial Real Estate, Inc. and InSite Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to lease, or withdrawal without notice.

CORPORATE HEADQUARTERS 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)

VACANCIES

<u>Suite</u>	<u>Sq. Ft.</u>
Lower Level	5,463 (divisible)
140	3,275
200	10,742 (full floor)
300	10,742 (full floor)
400	4,699 (divisible)
600	10,742 (full floor)

BUILDING SIZE

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

FLOOR PLATES

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

FOR BUYER / USER

Opportunity for Buyer to occupy three entire floors with 32,226 sq. ft.!

2024 REAL ESTATE TAXES

\$100,090.00 general
_____ \$31.25 special
\$100,121.25

OCCUPANCY

41.64% (5/1/25)

BUILT

1982

LEASE RATE

Full-Service Leases:
\$15.00 psf (lower level)
\$18.00 psf (2nd, 3rd, 4th floors)
\$18.50 psf (1st floor and 6th floor)

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 drop box
- Vending room
- Close proximity to City Hall,
Courthouses and U.S. Post Office

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

CLICK HERE for a Virtual Tour!



Tony Utter, CCIM, JD 316-990-8710 tony@utterproperties.com
Tim Utter 316-871-1628 tim@utterproperties.com



Jake Ramstack 316-841-3814 jake@insitere.com
Jason Gregory 316-303-2627 jason@insitere.com

The information contained herein was obtained from sources believed reliable, however, Utter Commercial Real Estate, Inc. and InSite Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to lease, or withdrawal without notice.

Riverview Building / Aerial

For more
information
or to
schedule
a showing
please contact
Utter Commercial
or
InSite Realty



Tony Utter, CCIM, JD 316-990-8710 tony@utterproperties.com
Tim Utter 316-871-1628 tim@utterproperties.com



Jake Ramstack 316-841-3814 jake@insitere.com
Jason Gregory 316-303-2627 jason@insitere.com

The information contained herein was obtained from sources believed reliable, however, Utter Commercial Real Estate, Inc. and InSite Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to lease, or withdrawal without notice.

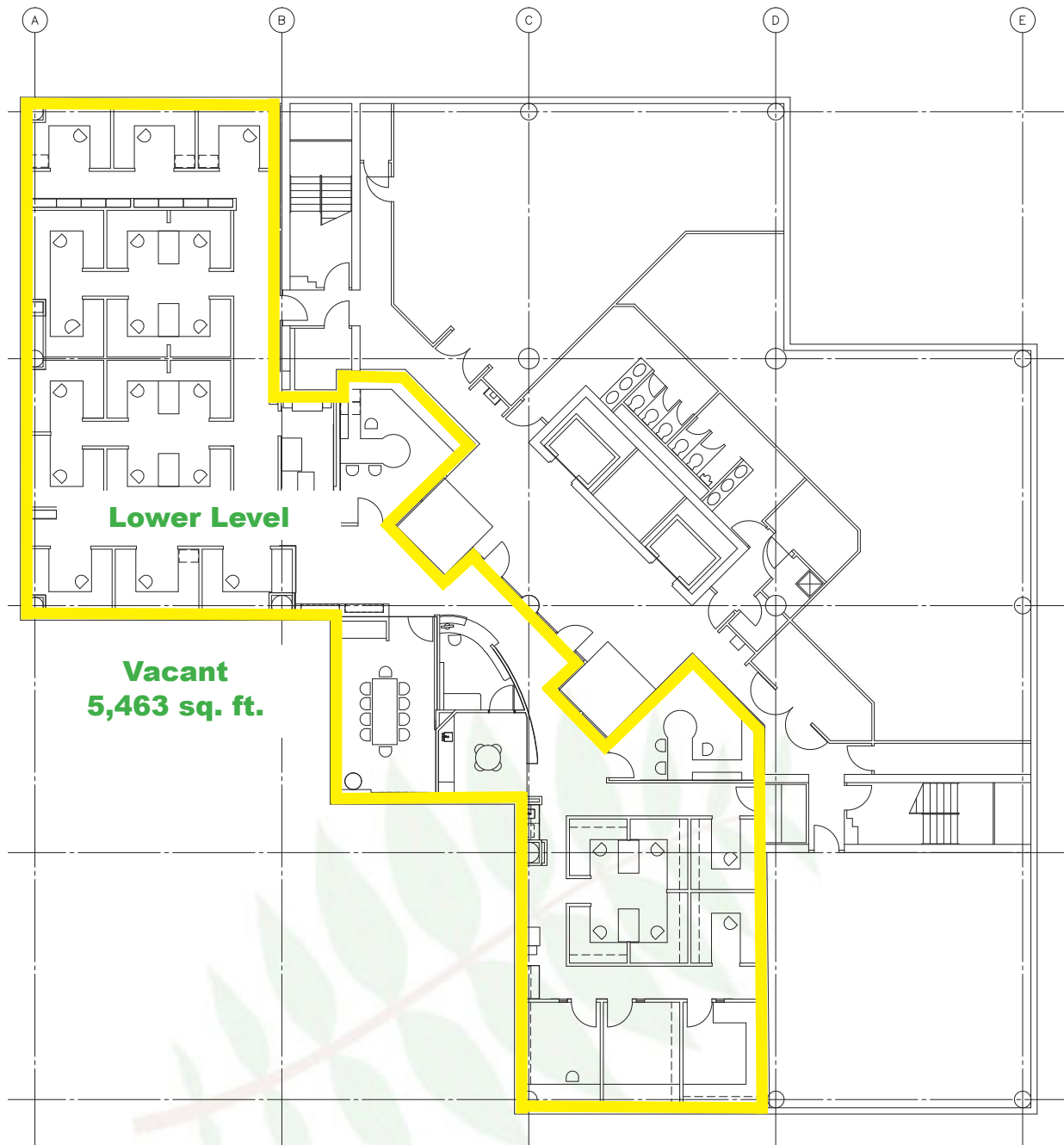
Riverview Floor Plan / Lower Level

For more
information
or to
schedule
a showing
please contact

Utter Commercial

or

InSite Realty



A **LOWER LEVEL FLOOR**
1/8"=1'-0"



Tony Utter, CCIM, JD 316-990-8710 tony@utterproperties.com
Tim Utter 316-871-1628 tim@utterproperties.com



Jake Ramstack 316-841-3814 jake@insitere.com
Jason Gregory 316-303-2627 jason@insitere.com

The information contained herein was obtained from sources believed reliable, however, Utter Commercial Real Estate, Inc. and InSite Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to lease, or withdrawal without notice.

Riverview Floor Plan / 1st Floor

For more
information

or to

schedule

a showing

please contact

Utter Commercial

or

InSite Realty

Hawthorn Capital
947 sq. ft.

Nuckolls Insurance
2,913 sq. ft.

Suite 100

Suite 130

Suite 120

Potter Law
1841 sq. ft.

Vacant
3,275 sq. ft.

Suite 140

B FIRST FLOOR
1/8"=1'-0"



Tony Utter, CCIM, JD 316-990-8710 tony@utterproperties.com
Tim Utter 316-871-1628 tim@utterproperties.com



Jake Ramstack 316-841-3814 jake@insitere.com
Jason Gregory 316-303-2627 jason@insitere.com

The information contained herein was obtained from sources believed reliable, however, Utter Commercial Real Estate, Inc. and InSite Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to lease, or withdrawal without notice.

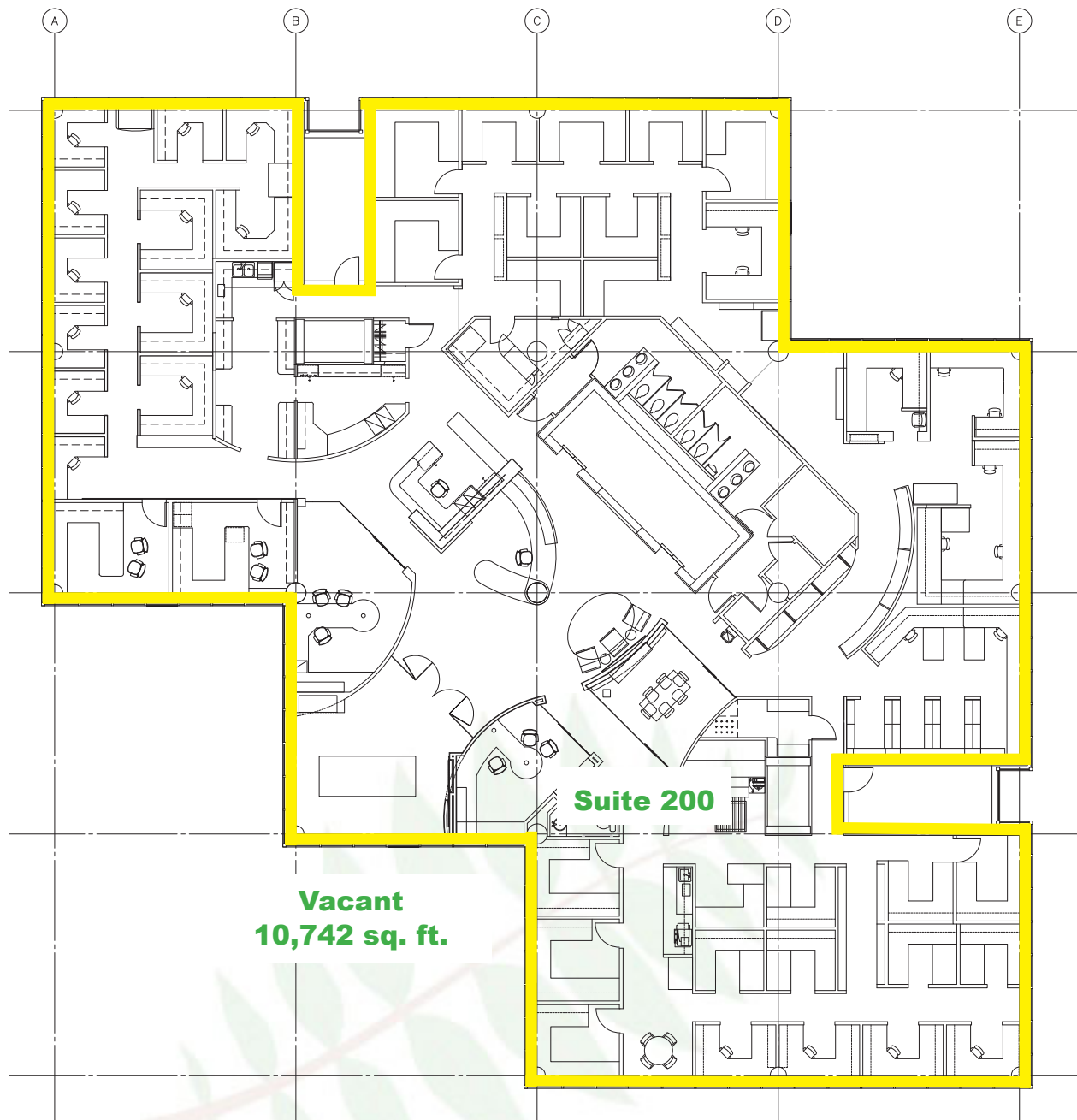
Riverview Floor Plan / 2nd Floor

For more
information
or to
schedule
a showing
please contact

Utter Commercial

or

InSite Realty



C **SECOND FLOOR**
1/8"=1'-0"



Tony Utter, CCIM, JD 316-990-8710 tony@utterproperties.com
Tim Utter 316-871-1628 tim@utterproperties.com

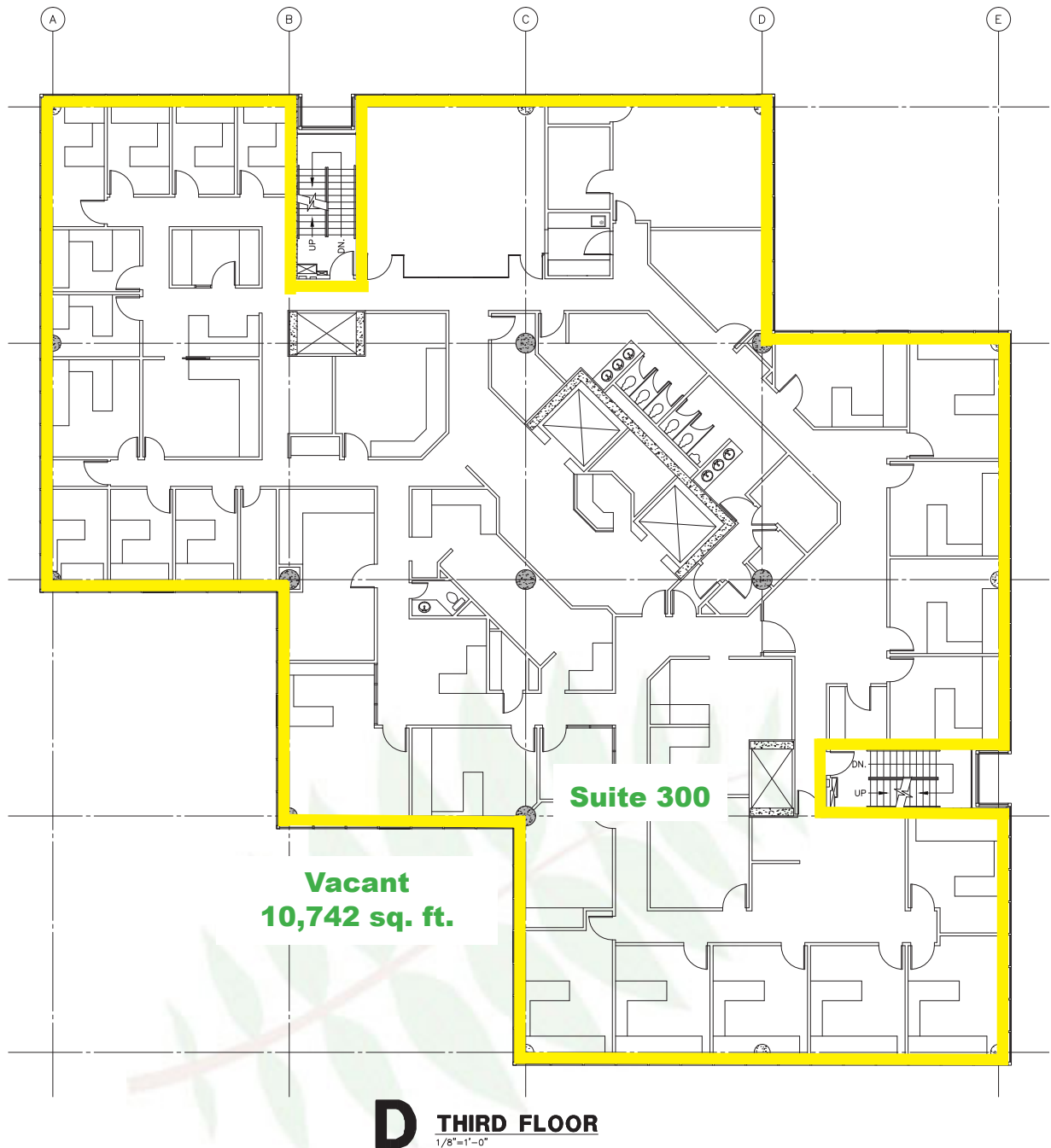


Jake Ramstack 316-841-3814 jake@insitere.com
Jason Gregory 316-303-2627 jason@insitere.com

The information contained herein was obtained from sources believed reliable, however, Utter Commercial Real Estate, Inc. and InSite Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to lease, or withdrawal without notice.

Riverview Floor Plan / 3rd Floor

For more
information
or to
schedule
a showing
please contact
Utter Commercial
or
InSite Realty



Tony Utter, CCIM, JD 316-990-8710 tony@utterproperties.com
Tim Utter 316-871-1628 tim@utterproperties.com



Jake Ramstack 316-841-3814 jake@insitere.com
Jason Gregory 316-303-2627 jason@insitere.com

The information contained herein was obtained from sources believed reliable, however, Utter Commercial Real Estate, Inc. and InSite Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to lease, or withdrawal without notice.

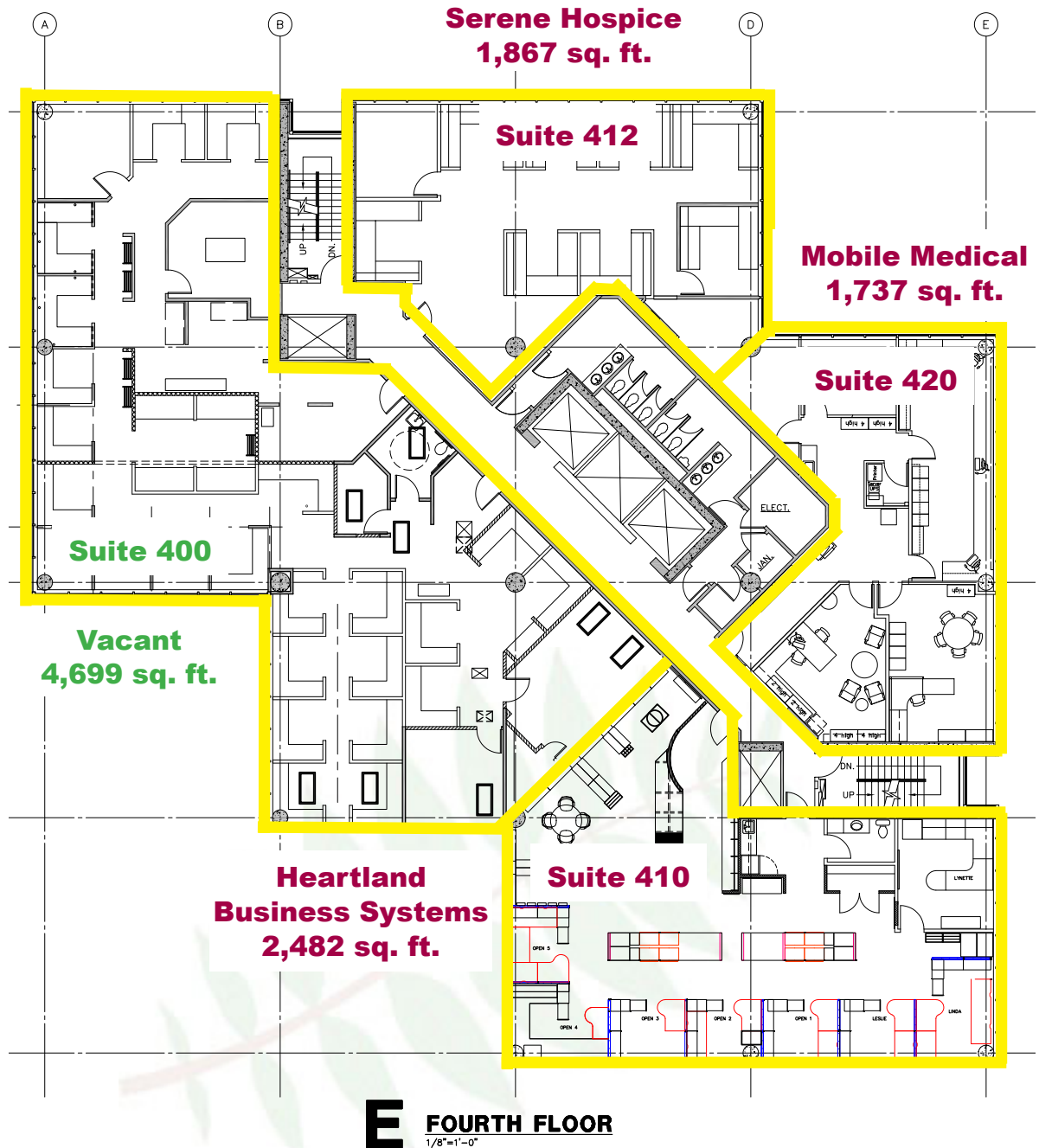
Riverview Floor Plan / 4th Floor

For more
information
or to
schedule
a showing
please contact

Utter Commercial

or

InSite Realty



Tony Utter, CCIM, JD 316-990-8710 tony@utterproperties.com
Tim Utter 316-871-1628 tim@utterproperties.com



Jake Ramstack 316-841-3814 jake@insitere.com
Jason Gregory 316-303-2627 jason@insitere.com

The information contained herein was obtained from sources believed reliable, however, Utter Commercial Real Estate, Inc. and InSite Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to lease, or withdrawal without notice.

Riverview Floor Plan / 5th Floor

For more
information

or to

schedule

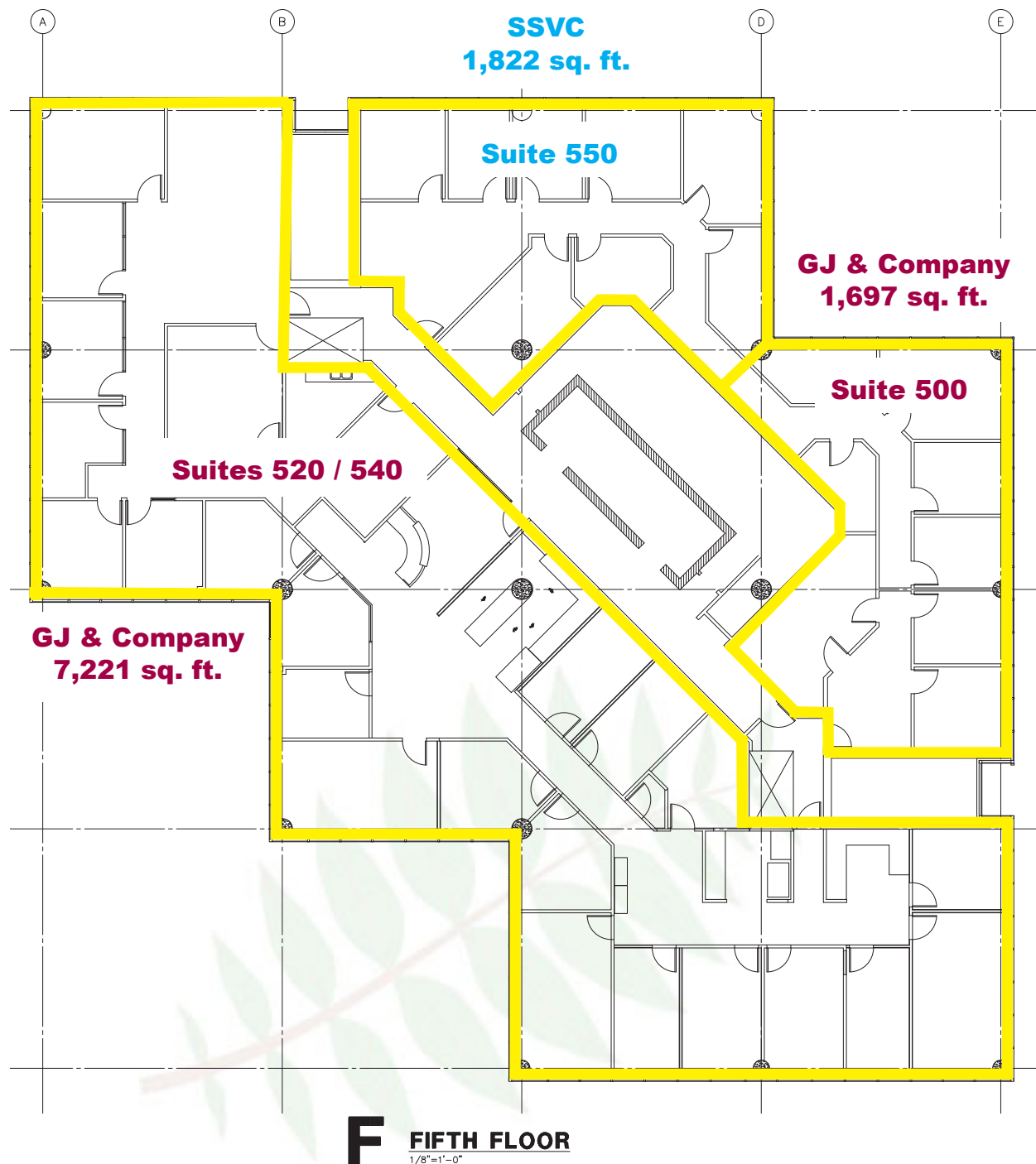
a showing

please contact

Utter Commercial

or

InSite Realty



Tony Utter, CCIM, JD 316-990-8710 tony@utterproperties.com
Tim Utter 316-871-1628 tim@utterproperties.com

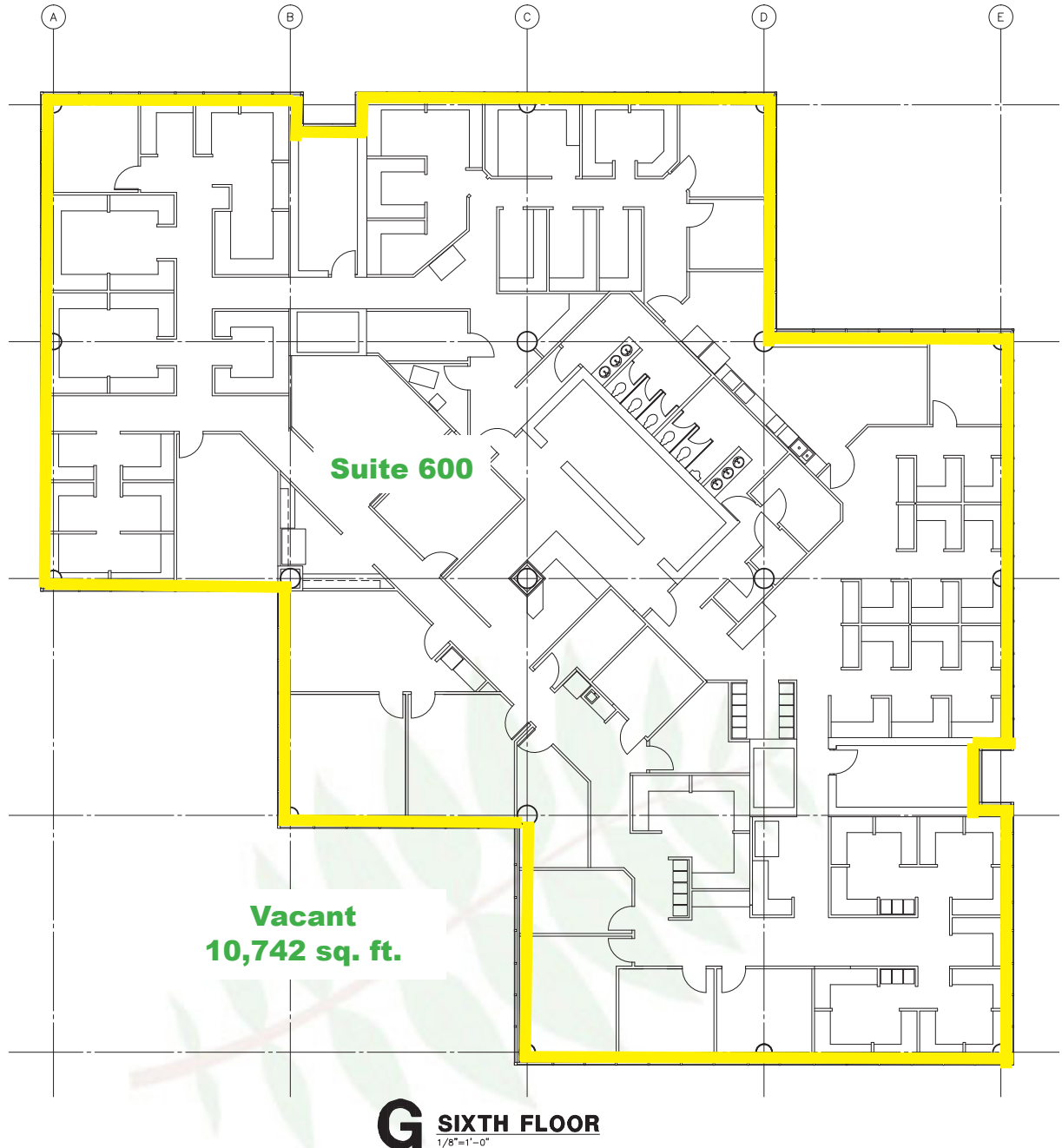


Jake Ramstack 316-841-3814 jake@insitere.com
Jason Gregory 316-303-2627 jason@insitere.com

The information contained herein was obtained from sources believed reliable, however, Utter Commercial Real Estate, Inc. and InSite Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to lease, or withdrawal without notice.

Riverview Floor Plan / 6th Floor

For more
information
or to
schedule
a showing
please contact
Utter Commercial
or
InSite Realty



Tony Utter, CCIM, JD 316-990-8710 tony@utterproperties.com
Tim Utter 316-871-1628 tim@utterproperties.com

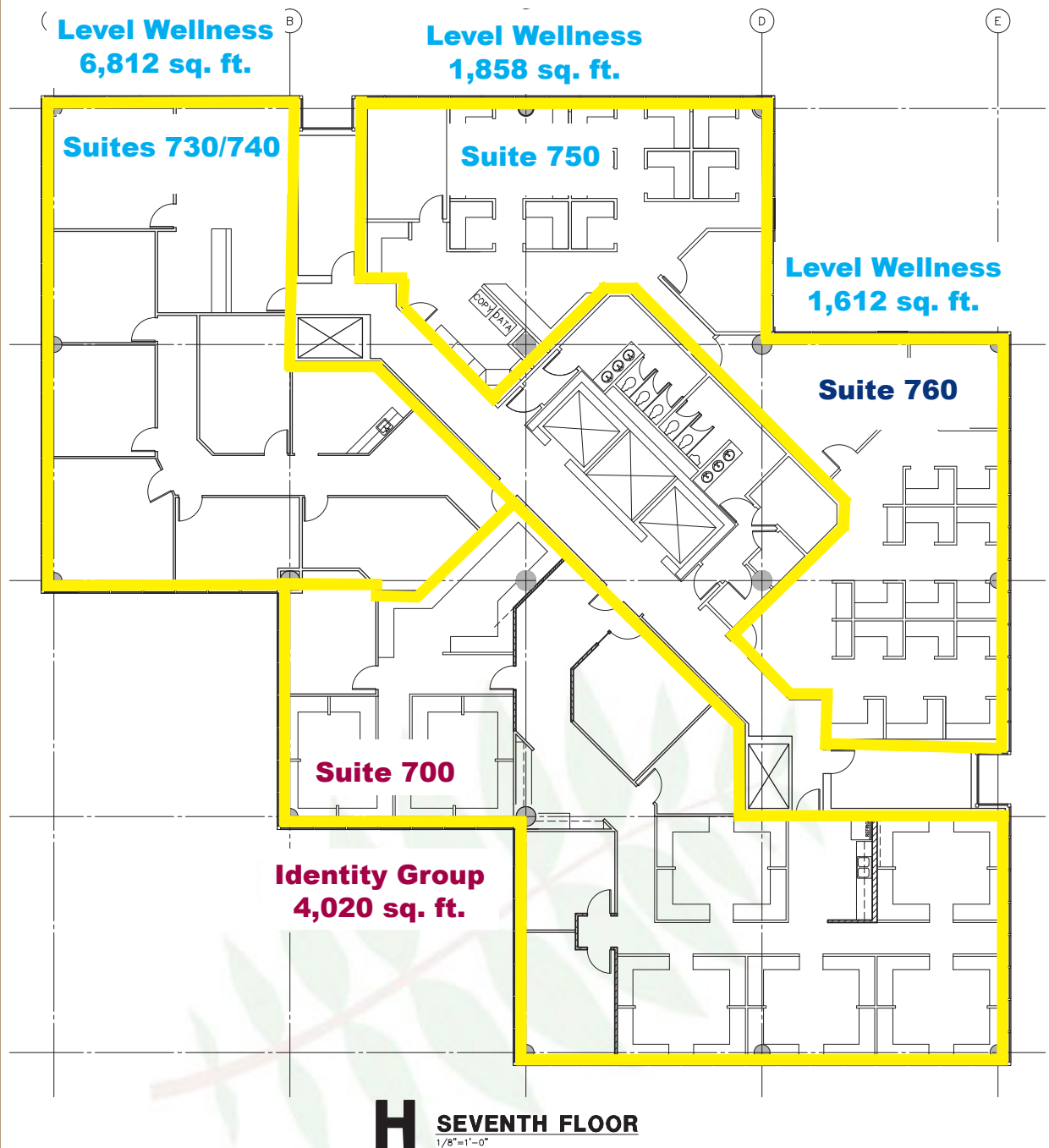


Jake Ramstack 316-841-3814 jake@insitere.com
Jason Gregory 316-303-2627 jason@insitere.com

The information contained herein was obtained from sources believed reliable, however, Utter Commercial Real Estate, Inc. and InSite Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to lease, or withdrawal without notice.

Riverview Floor Plan / 7th Floor

For more
information
or to
schedule
a showing
please contact
Utter Commercial
or
InSite Realty



Tony Utter, CCIM, JD 316-990-8710 tony@utterproperties.com
Tim Utter 316-871-1628 tim@utterproperties.com



Jake Ramstack 316-841-3814 jake@insitere.com
Jason Gregory 316-303-2627 jason@insitere.com

The information contained herein was obtained from sources believed reliable, however, Utter Commercial Real Estate, Inc. and InSite Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to lease, or withdrawal without notice.

Riverview Photos / Entry & Lobby

*For more
information
or to
schedule
a showing
please contact*

Utter Commercial

or

InSite Realty



Tony Utter, CCIM, JD 316-990-8710 tony@utterproperties.com
Tim Utter 316-871-1628 tim@utterproperties.com



Jake Ramstack 316-841-3814 jake@insitere.com
Jason Gregory 316-303-2627 jason@insitere.com

The information contained herein was obtained from sources believed reliable, however, Utter Commercial Real Estate, Inc. and InSite Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to lease, or withdrawal without notice.

Riverview Photos / Assorted

For more
information

or to

schedule

a showing

please contact

Utter Commercial

or

InSite Realty



Tony Utter, CCIM, JD 316-990-8710 tony@utterproperties.com
Tim Utter 316-871-1628 tim@utterproperties.com



Jake Ramstack 316-841-3814 jake@insitere.com
Jason Gregory 316-303-2627 jason@insitere.com

The information contained herein was obtained from sources believed reliable, however, Utter Commercial Real Estate, Inc. and InSite Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to lease, or withdrawal without notice.

Riverview Photos / 6th Floor

For more
information
or to
schedule
a showing
please contact

Utter Commercial

or

InSite Realty



Tony Utter, CCIM, JD 316-990-8710 tony@utterproperties.com
Tim Utter 316-871-1628 tim@utterproperties.com



Jake Ramstack 316-841-3814 jake@insitere.com
Jason Gregory 316-303-2627 jason@insitere.com

The information contained herein was obtained from sources believed reliable, however, Utter Commercial Real Estate, Inc. and InSite Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to lease, or withdrawal without notice.

Riverview Photos / 6th Floor

*For more
information
or to
schedule
a showing
please contact*

Utter Commercial

or

InSite Realty



Tony Utter, CCIM, JD 316-990-8710 tony@utterproperties.com
Tim Utter 316-871-1628 tim@utterproperties.com



Jake Ramstack 316-841-3814 jake@insitere.com
Jason Gregory 316-303-2627 jason@insitere.com

The information contained herein was obtained from sources believed reliable, however, Utter Commercial Real Estate, Inc. and InSite Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to lease, or withdrawal without notice.

Riverview Photos / Rooftop

*For more
information
or to
schedule
a showing
please contact*

Utter Commercial

or

InSite Realty



Tony Utter, CCIM, JD 316-990-8710 tony@utterproperties.com
Tim Utter 316-871-1628 tim@utterproperties.com



Jake Ramstack 316-841-3814 jake@insitere.com
Jason Gregory 316-303-2627 jason@insitere.com

The information contained herein was obtained from sources believed reliable, however, Utter Commercial Real Estate, Inc. and InSite Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to lease, or withdrawal without notice.

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 _____, 202__:

For: _____
Principal Entity or Broker's Client

For: _____
Principal's Real Estate Broker or Agent

By: _____

By: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____