

# FOR LEASE

## Northrock Offices



The Northrock offices are located in the high income, high growth area of North Rock Road in the northeast portion of Wichita, Kansas. The property is accessible from the controlled intersection of 32<sup>nd</sup> Street and Rock Road. Located south of the K-96 expressway, The Northrock is easily reached by all of Wichita.

<b>Location:</b>	8111 E. 32nd Street N, Wichita, KS
<b>Space Available:</b>	Office space from 5,700 sq. ft.
<b>Lease Rate:</b>	Negotiable
<b>Demographics:</b>	Est. Average Household Income 1 Mile = \$80,307    3 Miles = \$77,433    5 Miles = \$68,715
<b>Signage:</b>	Pylon Signage is available
<b>Area Neighbors:</b>	Barnes & Noble, Chipotle, Office Depot, Wal-Mart Super Center, Sam's, Office Max, Starbucks, Stone Cold Creamery, Kohl's, McDonalds, and Petsmart.

**For More Information Contact:**

**Michael Monteferrante**

**T: (316) 262-3331**

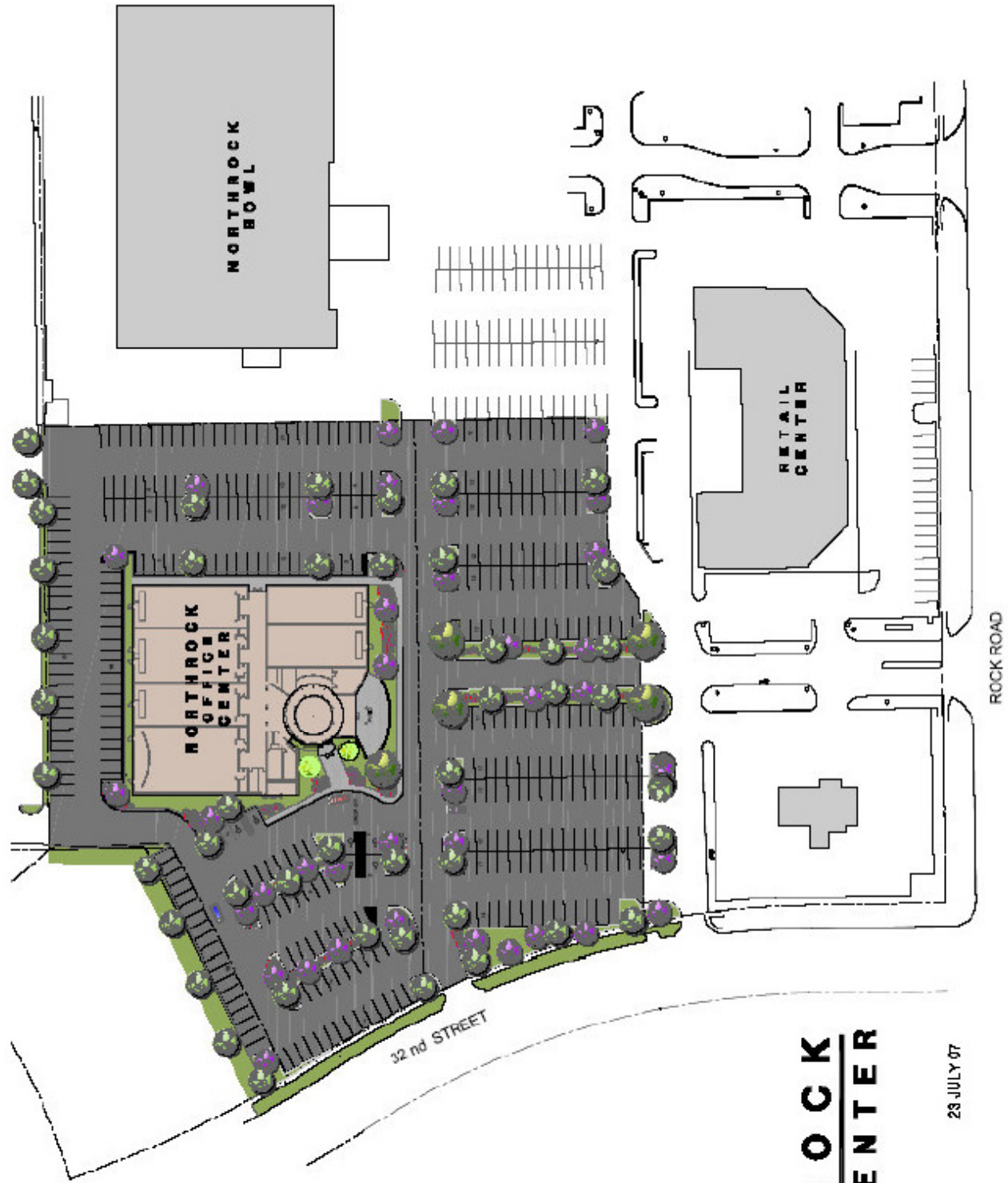
**F: (316) 262-6321**

**C: (316) 207-2751**

**michael@occmgmt.com**

**www.occmgmt.com**





**DATA - OFFICE**

BUILDING AREA (GROSS)	
1 FLR	30,150 SF
2 FLR	25,815 SF
3 FLR	24,755 SF
TOTAL	80,720 SF

PARKING	
REQD. (471,000 SF)	323 CARS
PROVIDED	395 CARS

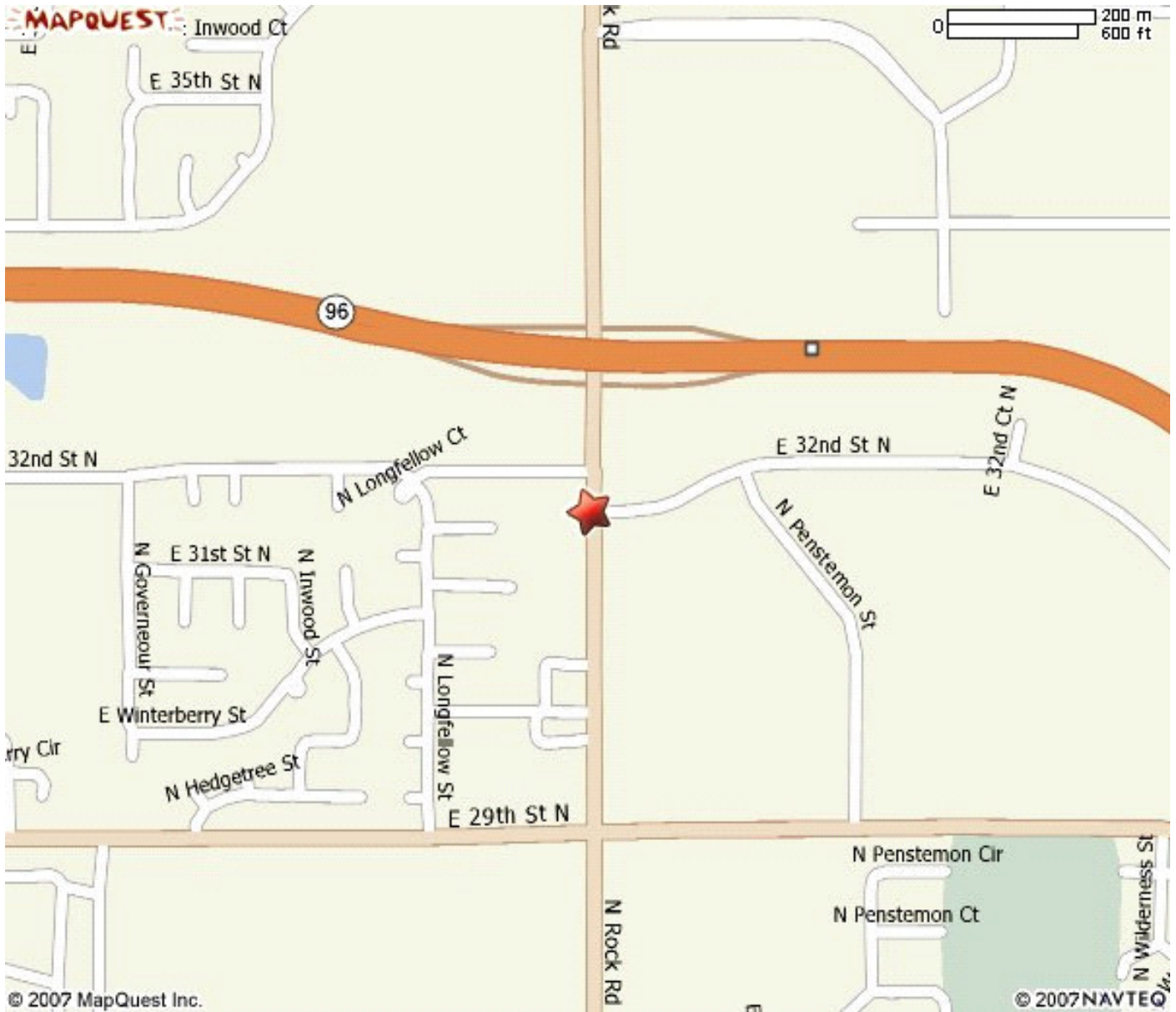


**NORTHROCK  
OFFICE CENTER**

**SPANGENBERG PHILLIPS  
ARCHITECTURE**  
121 N. Main, Clarksville, TN 37040  
TEL: 615.277.4052 FAX: 615.267.1501

23 JULY 07

# NORTHROCK



Traffic Count for 32<sup>nd</sup> and Rock Road as provided by City of Wichita, March 2007.

Rock Road            North Bound: 24,675  
                         South Bound: 24,040

K-96                    West Bound: 30,700  
                         East Bound: 50,800