

FOR LEASE



Northrock 6 Offices
8111 E. 32nd St. | Wichita, KS

Northeast Wichita Location



For more information or to schedule a showing, contact

NATE GEORGE | nathan@occmgmt.com | O: 316-262-3331 | C: 316-347-4137

Occidental Management, LLC. | 8111 E. 32nd St. N., Suite 101 | www.occmgmt.com



Three-Story Building

Class-A Offices



Class Office Building

The Northrock 6 Offices are located in the high income, high growth area of North Rock in the northeast portion of Wichita, KS. The property is accessible from the controlled intersection of 32nd Street and Rock Road. Located south of the K-96 expressway, which averages 80,000 cars per day. The Northrock 6 Offices are easily reached by all of Wichita.

Area neighbors include: Cypress Medical Park, AMC Theater, Walmart Super Center, Kohl's, Sam's Club and Bradley Fair Shopping.

*SF is exclusive of load factor

AVAILABLE SPACE

Suite 101 - 5,612 SF

Suite 102 - 3,395 SF

Suite 105 - 5,532 SF

Suite 200 - 4,353 SF

Suite 203 - 4,360 SF

Suite 205 - 7,615 SF

Lease Rate | \$21.00 SF

Lease Type | Full Service

*SF is inclusive of a 17% load factor

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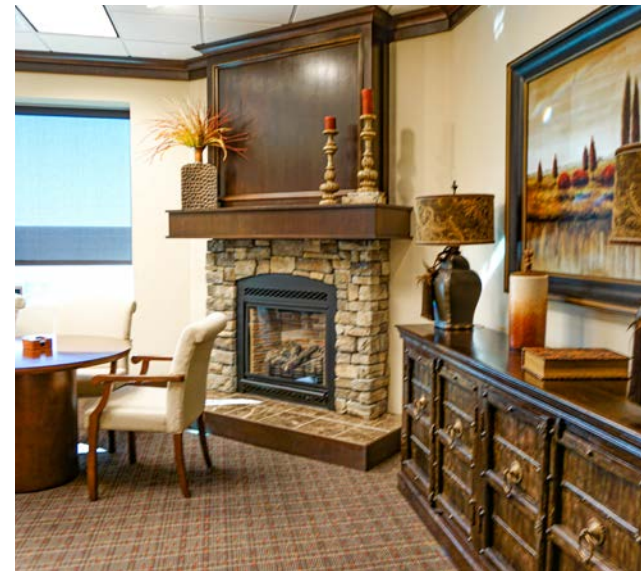


Move-In-Ready



Many Configurations and Options

The large atrium creates an airy and bright entrance to an already inviting office setting. Whether your business is big or small, we have options for them all. The building provides unlimited versatility for move-in ready or renovating tenants.



Location Demographics

	1 MILE	3 MILES	5 MILES
Local Population	8,207	46,448	109,808
Household Income	\$59,556	\$68,611	\$58,062
Median Age	36	37	36



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AERIALS & MAPS

Location Aerial



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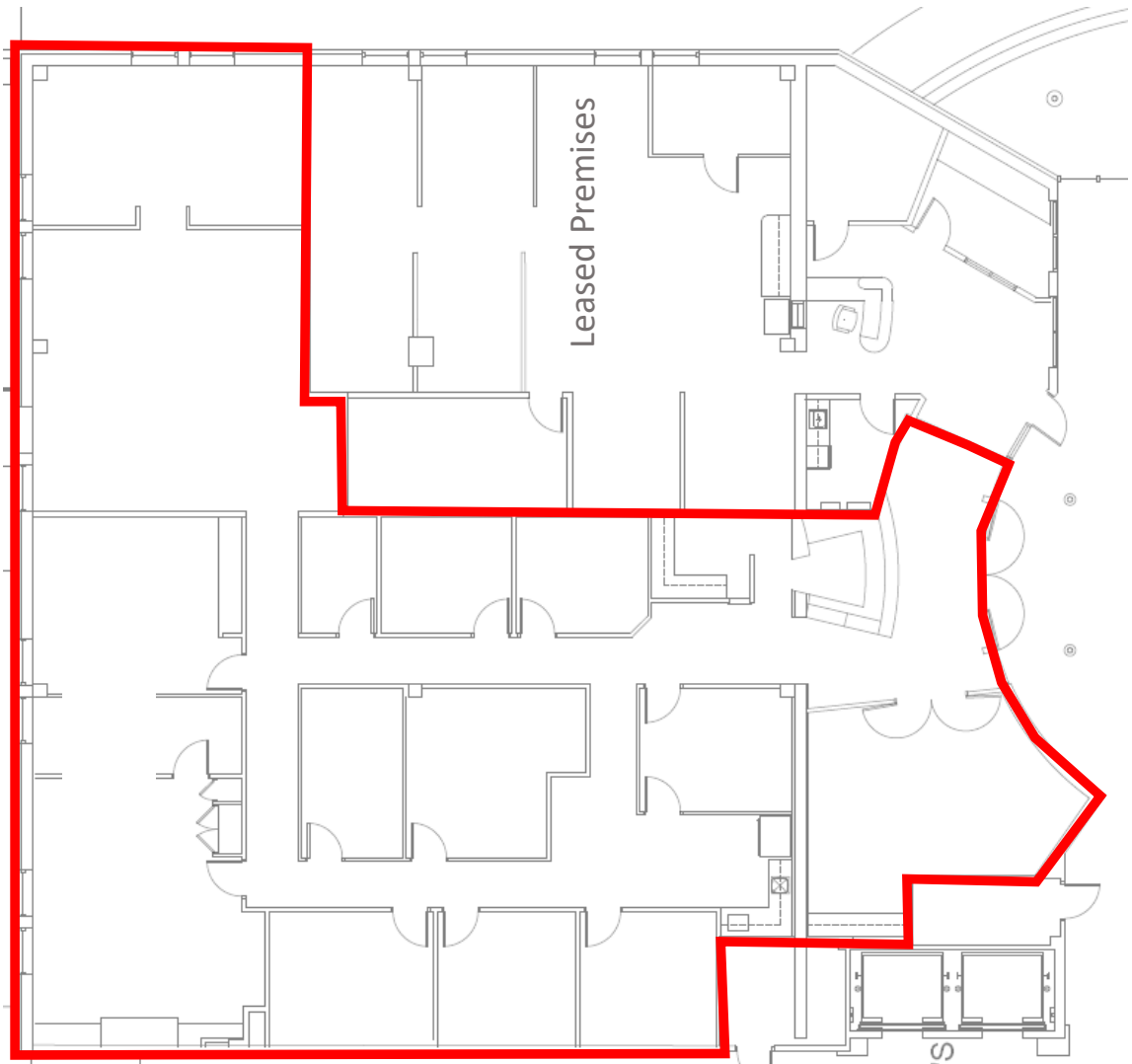
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FLOOR PLANS

SUITE 101
1ST FLOOR
5,612 SF



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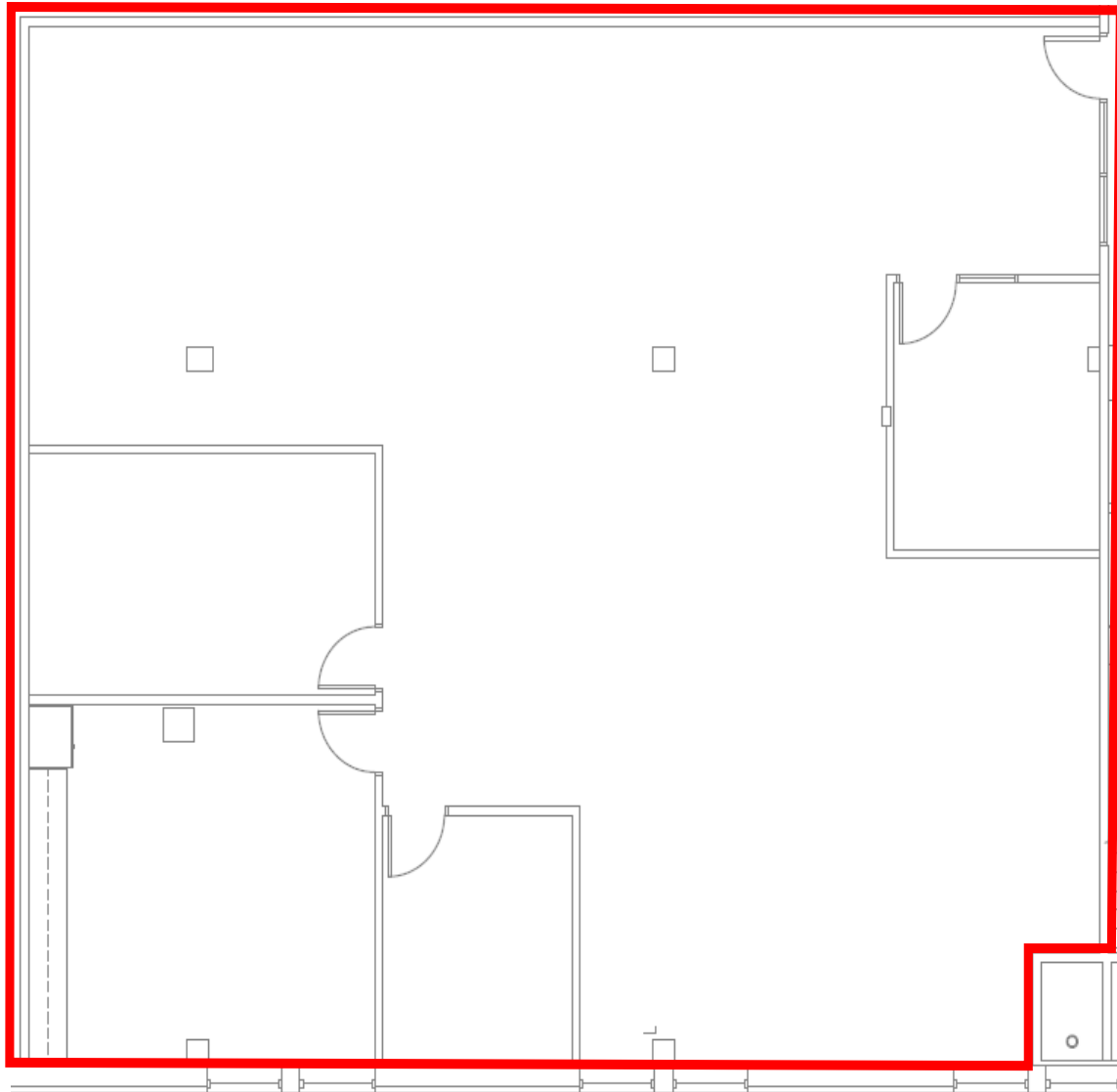
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FLOOR PLANS

SUITE 102
1ST FLOOR
3,395 SF



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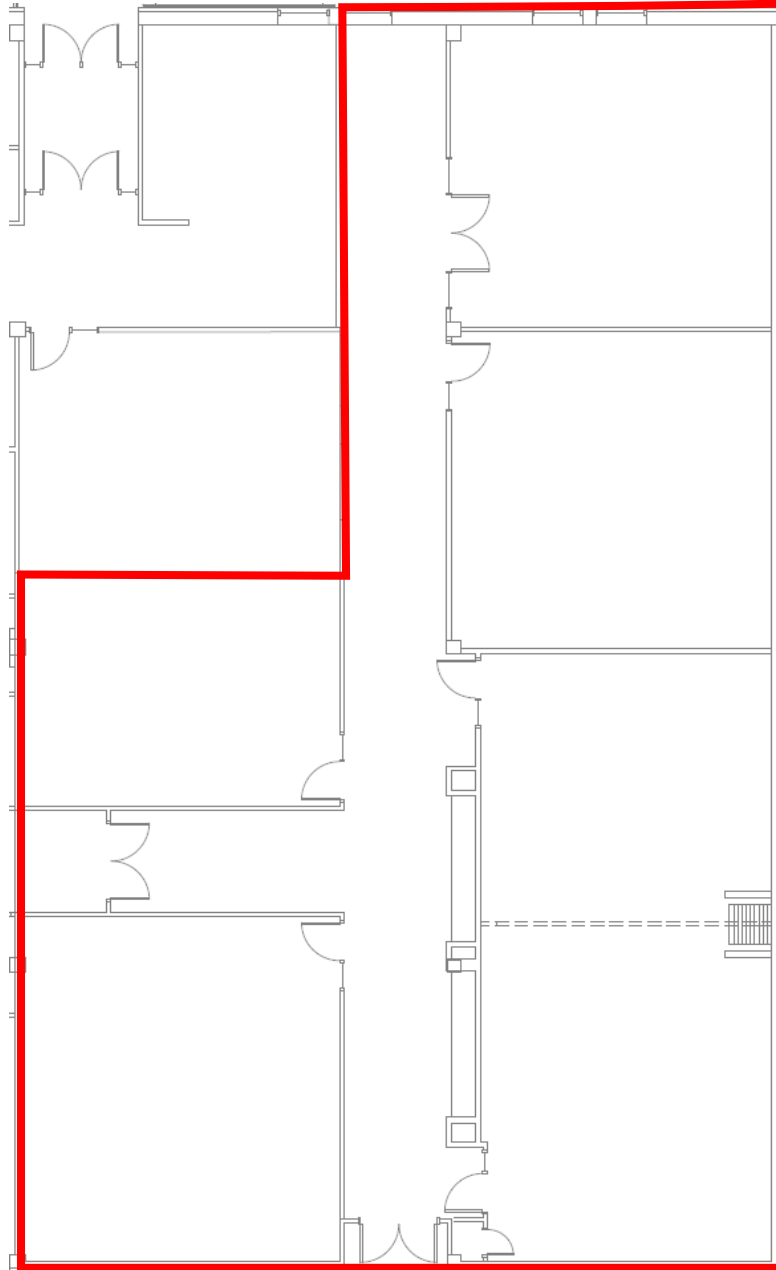
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FLOOR PLANS

SUITE 105
1ST FLOOR
5,532 SF



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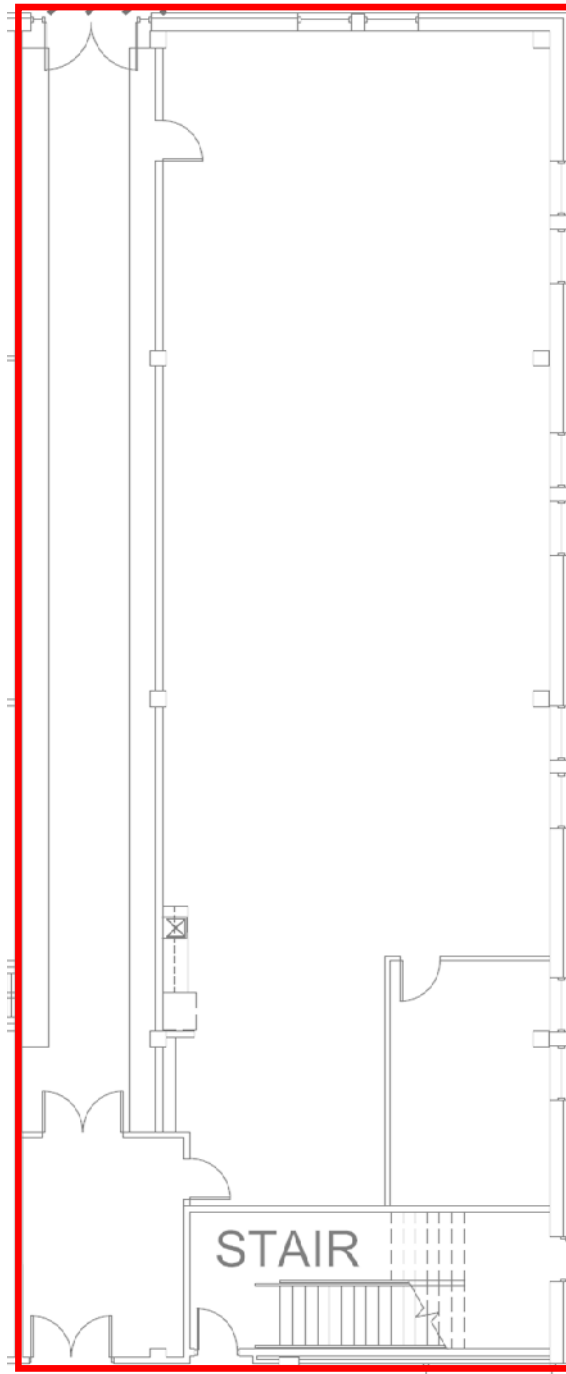
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FLOOR PLANS

SUITE 104
1ST FLOOR
4,360 SF



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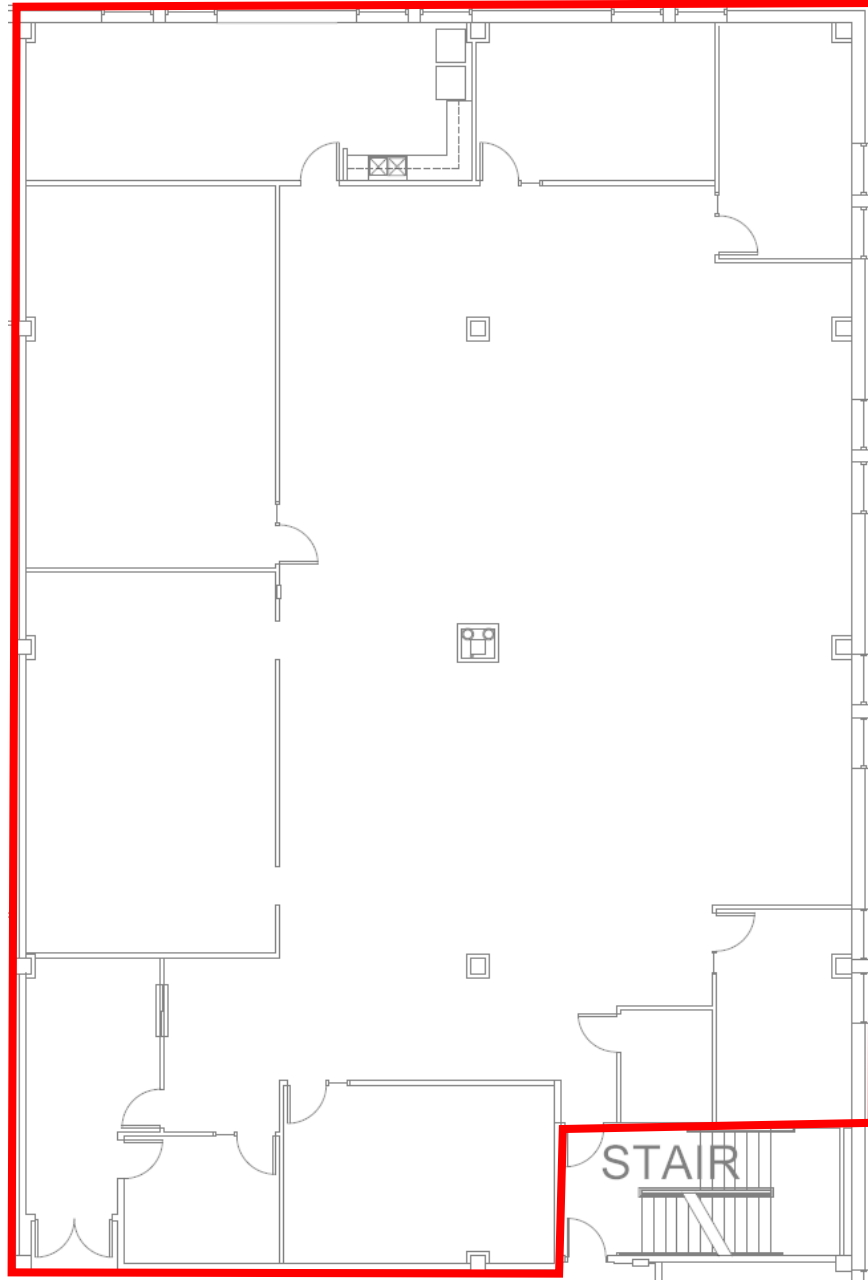
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FLOOR PLANS

SUITE 205
2ND FLOOR
7,615 SF



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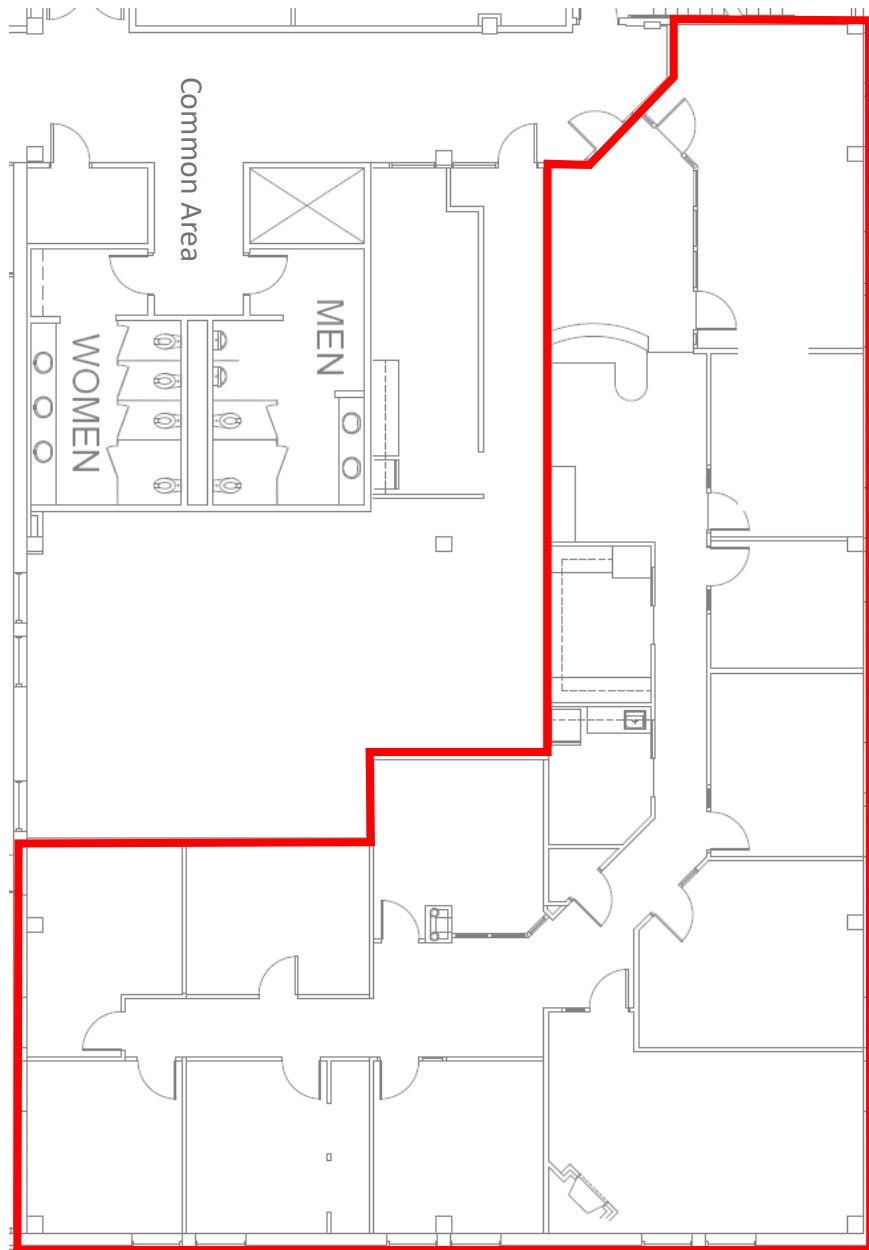
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FLOOR PLANS

SUITE 200
2ND FLOOR
4,353 SF



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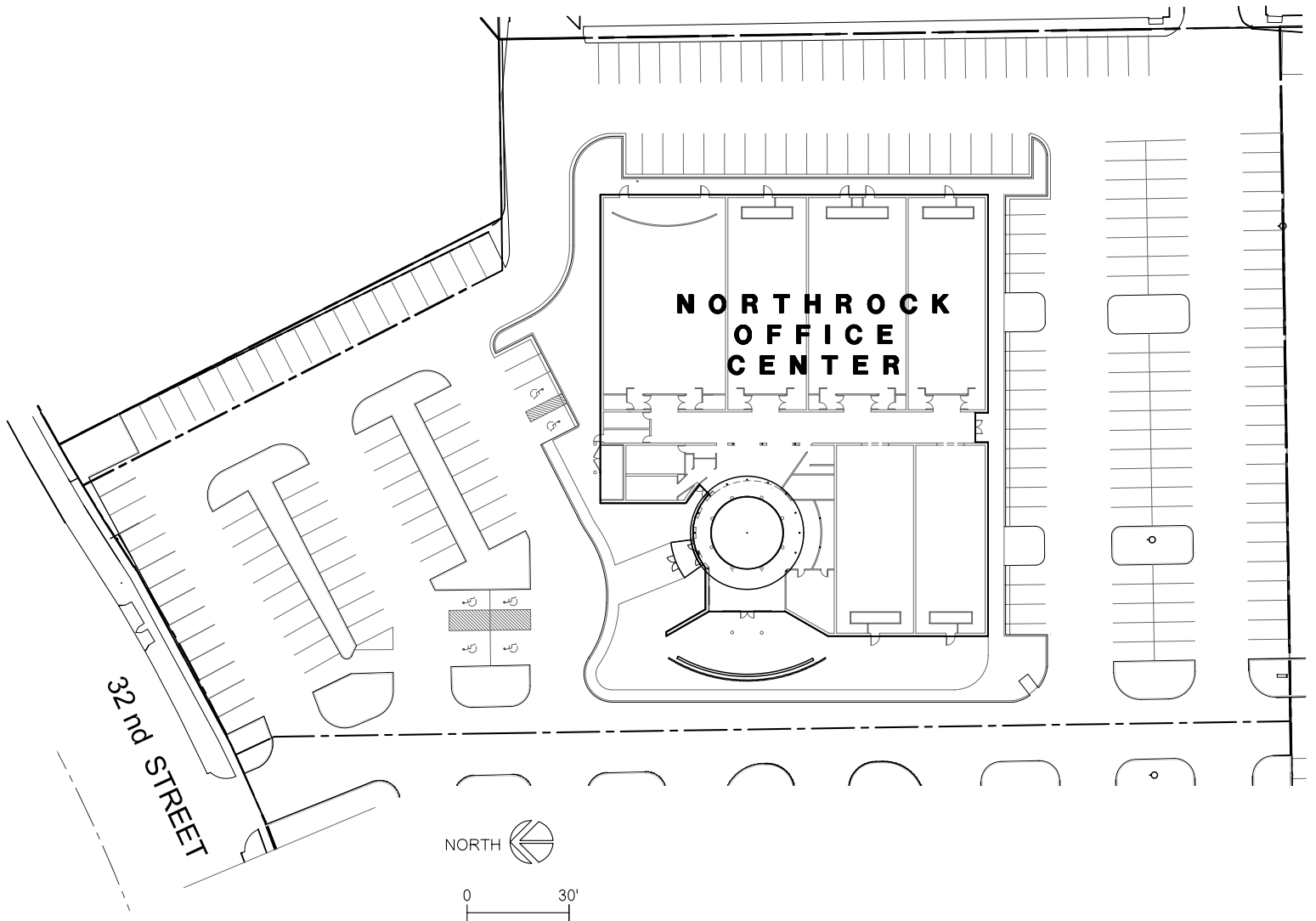
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PARKING MAP

236 PARKING SPACES



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