Occidental
MANAGEMENT

FOR LEASE

UNION STATION

701-703 E. Douglas | Wichita, KS

In the Heart of Downtown Wichita

UP TO 55,000 CONTIGUOUS SF AVAILABLE

Scan QR to view property on website

Occidental Management, Inc.
165 S. Rock Island, Ste. 300, Wichita, KS 67202 | occmgmt.com | 316.262.3331

CUSTOMIZABLE CLASS A SPACE

AVAILABLE SPACE

Total Available
Up to 55,000 SF Contiguous Space*

Lease Rate | Negotiable

Lease Type | NNN $7.75 SF

* Numerous SF ranges and configurations possible. Contact Broker for additional details.

* SF available for Restaurant, Retail or Office Space

New Address for Innovation at the Heart of Historical District

An Office Location Reserved for Innovative Business

Historic Union Station is considered a key connector in Wichita's Downtown Development and is conveniently located on Douglas Avenue. With countless restaurants, shops and more in the walkable Commerce Arts, Douglas Design, Arena and Old Town districts, it provides an ideal location for inspirational companies to attract and retain talent.

TO STATION

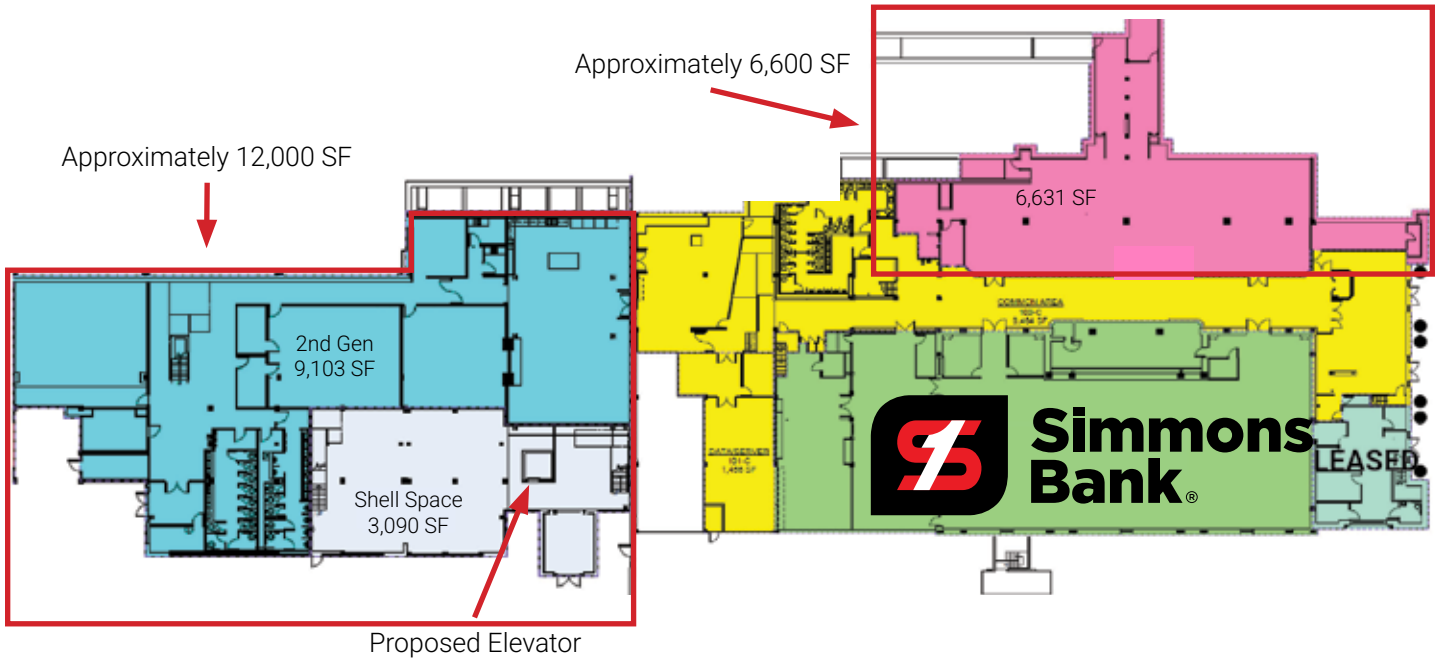
TRACKS 2 AND 3

SPACE PHOTOS

STATION

FLOOR PLANS

VIBRANT DOWNTOWN LOCATION



6,631 SF*
9,103 SF*
LEASED
LEASED
Proposed Common Area
Shell Space - 3,090 SF*

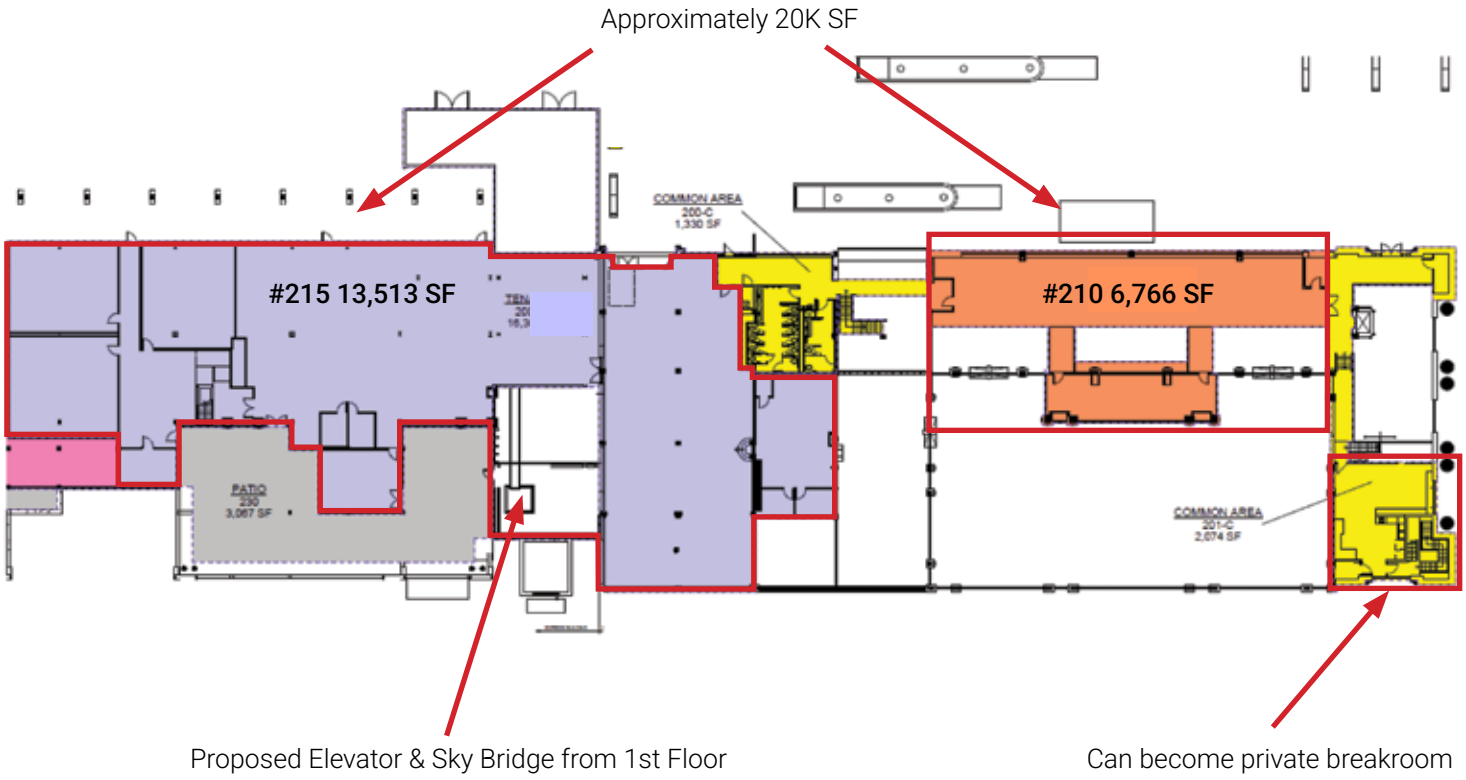
* Excludes common area load factor

1ST FLOOR AVAILABLE SPACE

6,631 SF to 18,823 SF · Main Level

* Numerous Floor Plan Configurations and Square Footages Available

SECOND FLOOR - AVAILABLE SPACE



13,513 SF*

6,766 SF*

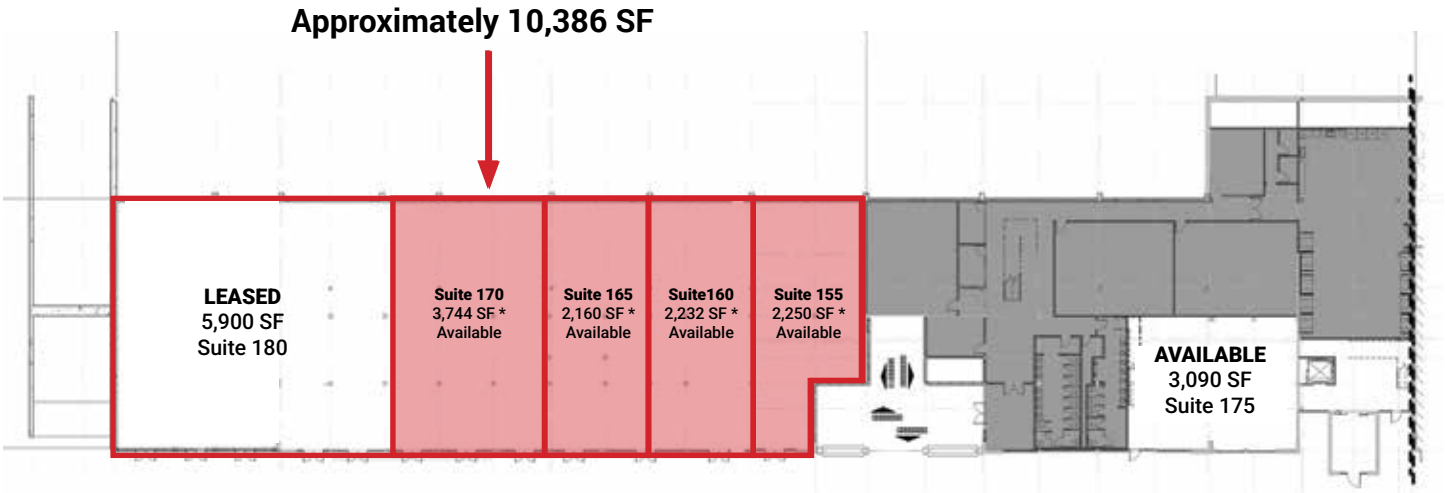
Proposed Common Area

* Excludes common area load factor

AVAILABLE SPACE

3,915 SF to 20,279 SF · Second Level

* Numerous Floor Plan Configurations and Square Footages Available



Customizable options and square-footage configurations with abundant natural light in a modern setting.

* Can be combined - up to 10,386 SF

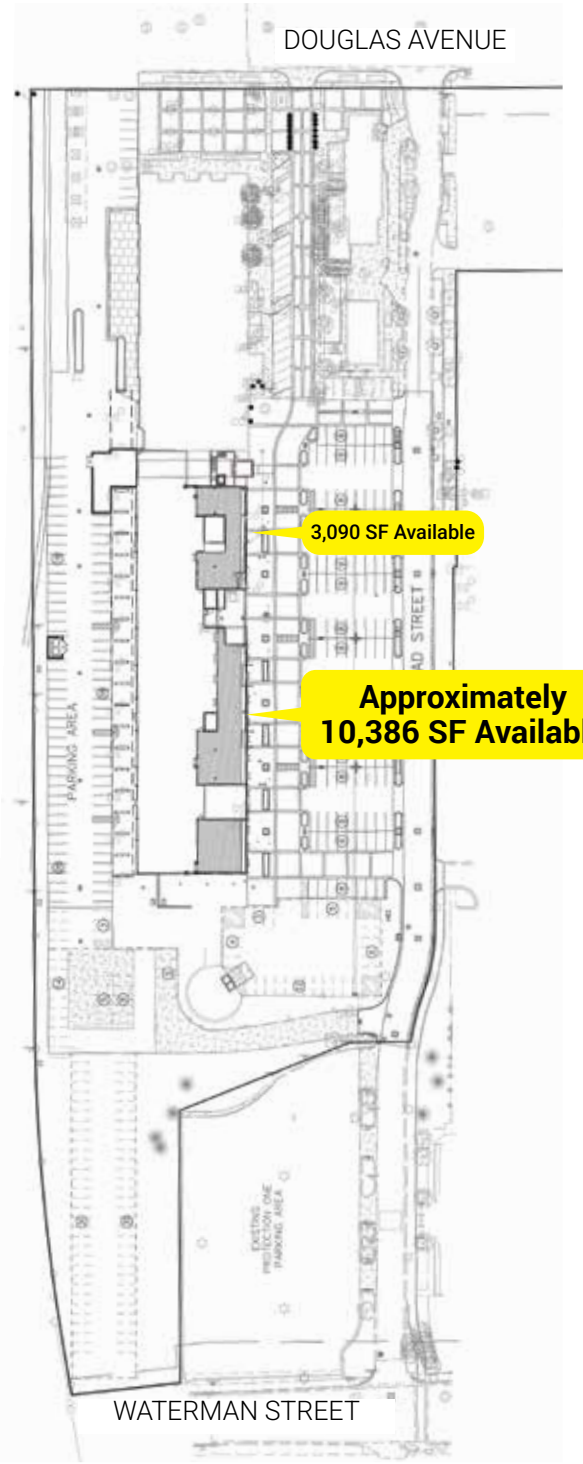
AVAILABLE SPACE

2,160 to 10,386 SF · First Floor

$19.50/SF + NNN

SITE PLAN

PARKING MAP



PARKING

On-Site Shared Parking

Office Space for the Future Rooted in History

BUSINESSES NEARBY

Alloy Architecture, Ambassador Hotel, Drury Plaza Hotel, Hotel at Old Town, Hyatt Regency Hotel, Intrust Bank Arena, Smoothie King, The Kitchen, Regus, Pour House, Old Town District shops and restaurants.

Real Estate Brokerage Relationships

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.

Types of Brokerage Relationships: A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

Seller's Agent: The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

Buyer's Agent: The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

A Transaction Broker is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

Duties and Obligations: Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

An Agent, either seller's agent or buyer's agent, is responsible for performing the following duties:
- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the clients confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

The transaction broker is responsible for performing the following duties:
- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

Agents and Transaction Brokers have no duty to:
- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

General Information: Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

	Occidental Management, Inc.
Licensee	Real estate company name approved by the commission
Gary Oborny	
Supervising/branch broker	Buyer Seller Acknowledgement (not required)

Approved by the Kansas Real Estate Commision on Oct. 10, 2017