Occidental
MANAGEMENT

FOR LEASE

NORTHWEST CENTRE

8404-8606 W. 13th St. | Wichita, KS

Northwest Wichita Location

Located at the high-traffic intersection of 13th and Tyler Road

Scan QR to view property on website

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

EXCELLENT RETAIL LOCATION

AVAILABLE SPACE

8404 - Suite 140 | 1,300 SF
8404 - Suite 160, 170 | 2,600 SF
8404 - Suite 180 | 1,300 SF
8404 - Suite 200 | 1,300 SF
8404 - Suites 210, 220, 230*
**Suites can be combined or separated* | 3,900 SF
8414 - Suite 100, 110 | 3,000 SF
8414 - Suite 170, 180 | 2,520 SF
8414 - Suite 200, 210 | 2,755 SF
8526 - Suite 130, 140 | 2,600 SF
8526 - Suite 160 | 1,300 SF

Lease Rate | Starting at $12.00 / SF
Lease Type | NNN, $6.55 SF

PROPERTY OVERVIEW

Retail and Office Building

High-Traffic Retail Property Near West Side Neighborhoods

This property has excellent density for retail or service tenants with approximately 36,000 cars per day traveling through the 13th and Tyler intersection. Parking lot and landscape improvements have been recently completed and coincide nicely with Wesley West ER & Diagnostic Center which is adjacent to Northwest Centre.

Area neighbors include: Fidelity Bank, Dillons, Wichita Brewing Company, Dollar Tree, Hair Craft Salon, and several dining establishments.

PROPERTY AVAILABILITY

ENDLESS OPTIONS

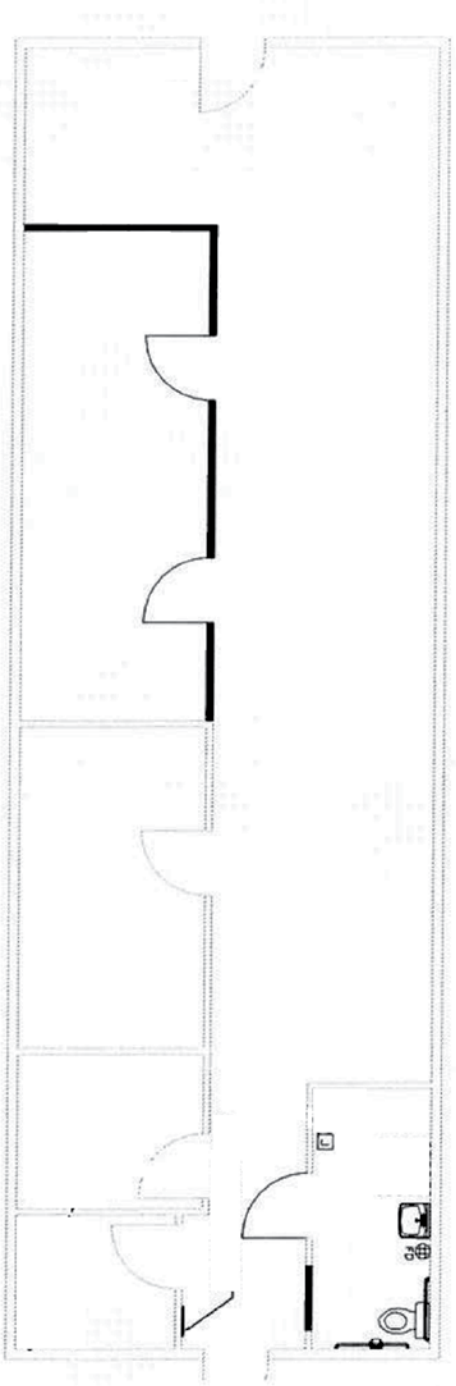
Many Configurations and Options Available*

The office and retail spaces range from small to large and offer a variety of options for businesses to open their doors, relocate or expand. This prime location in NW Wichita, offers a strong demographic that boasts high traffic counts and foot traffic.

**We have the ability to combine suites if needed. We could possibly combine suites up to 6,900 SF.*

HIGH-VISIBILITY SIGNAGE

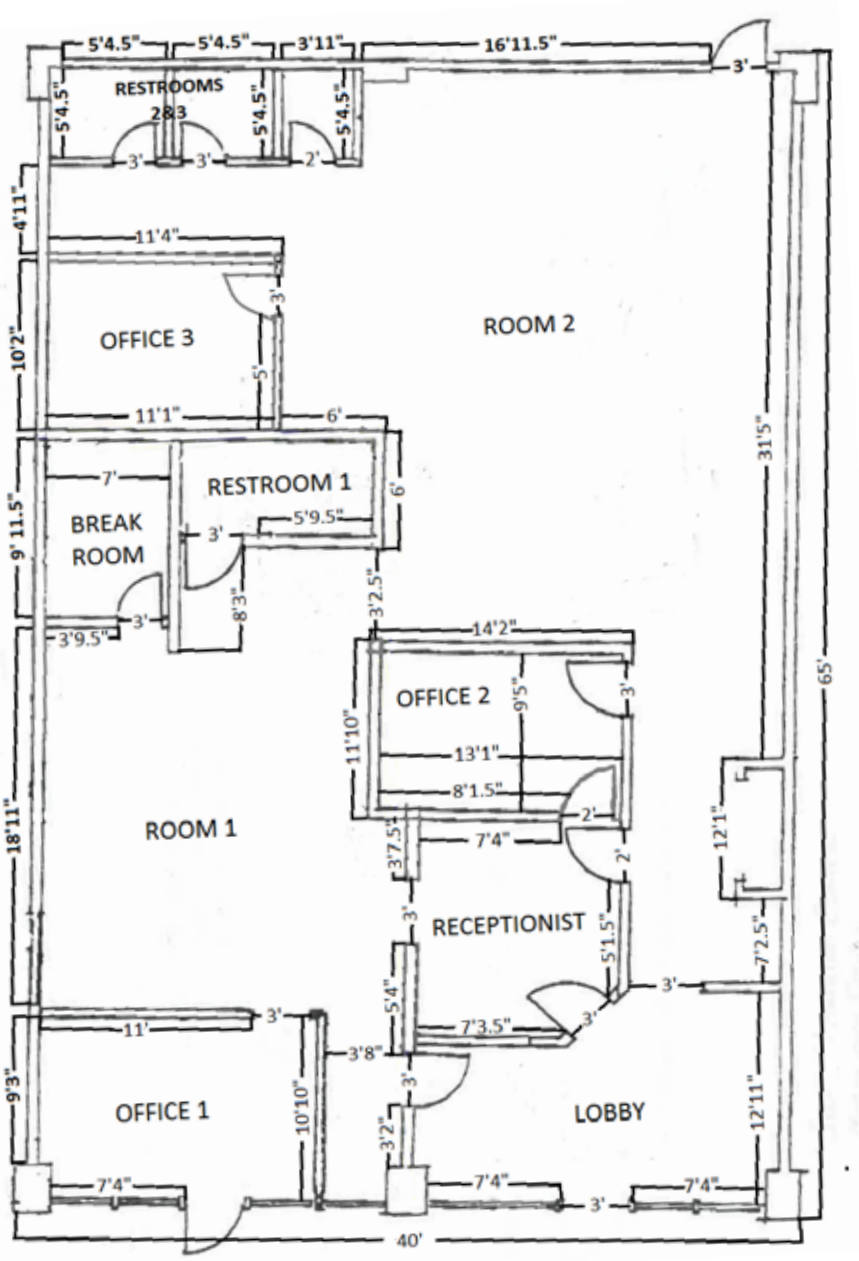
FLOOR PLANS



FLOOR DETAILS

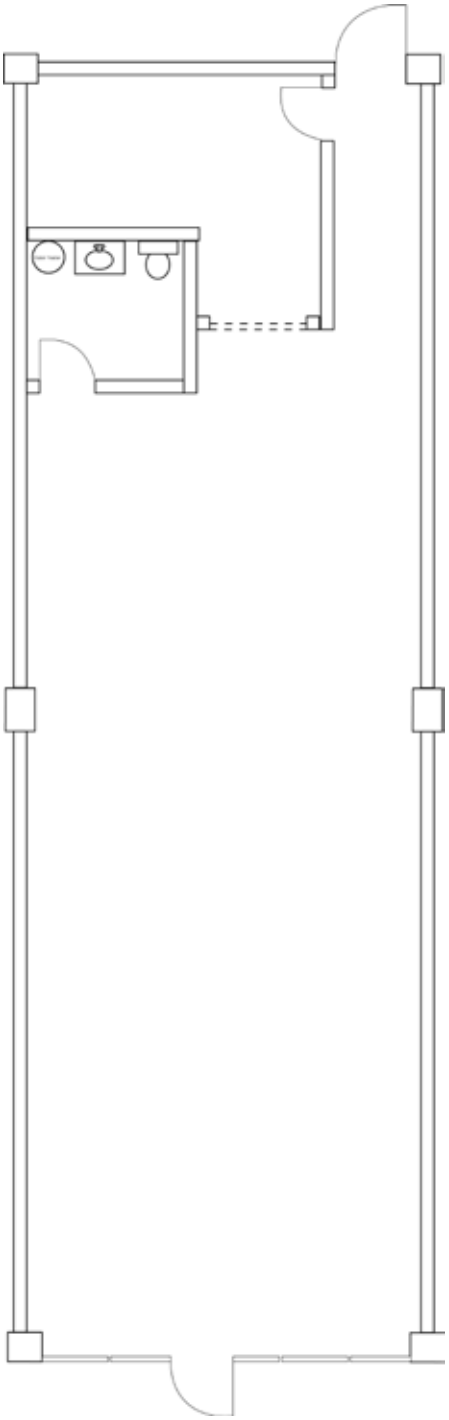
1,300 SF • 8404 - Suite 140

FLOOR PLANS



FLOOR DETAILS

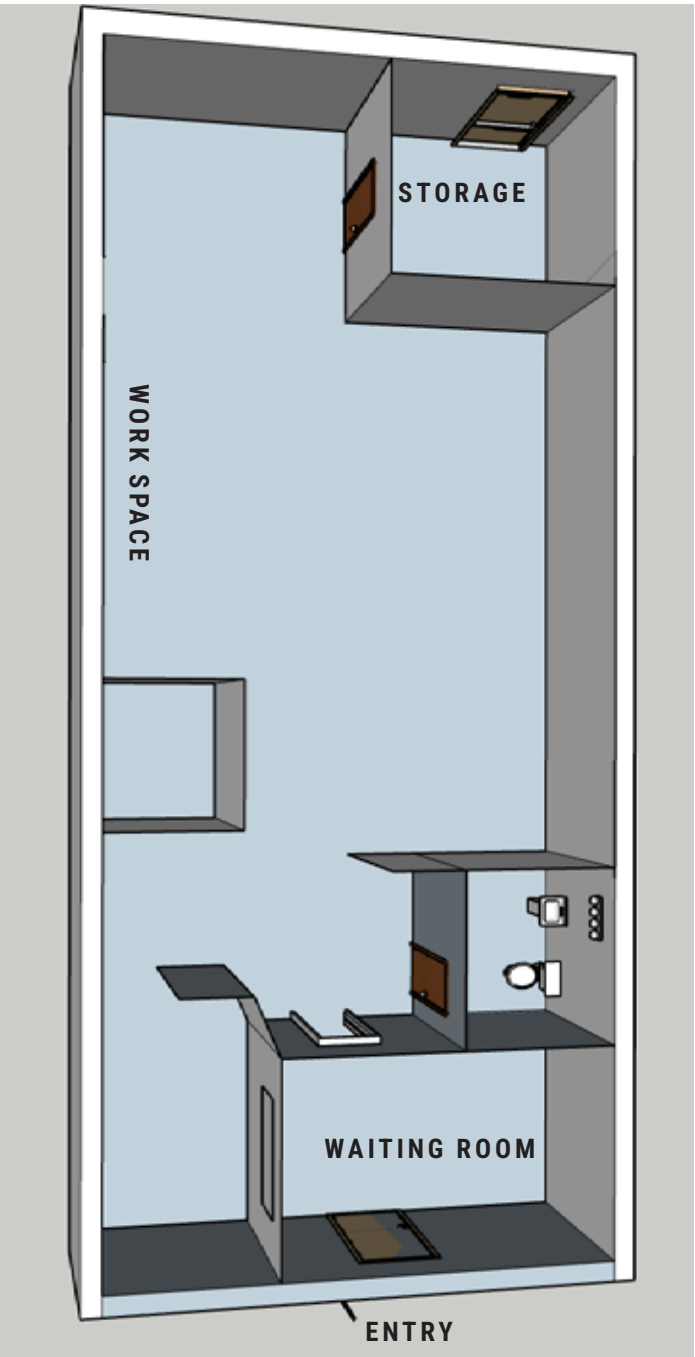
2,600 SF • 8404 - Suite 160, 170



FLOOR DETAILS

1,300 SF • 8404 - Suite 180

FLOOR PLANS



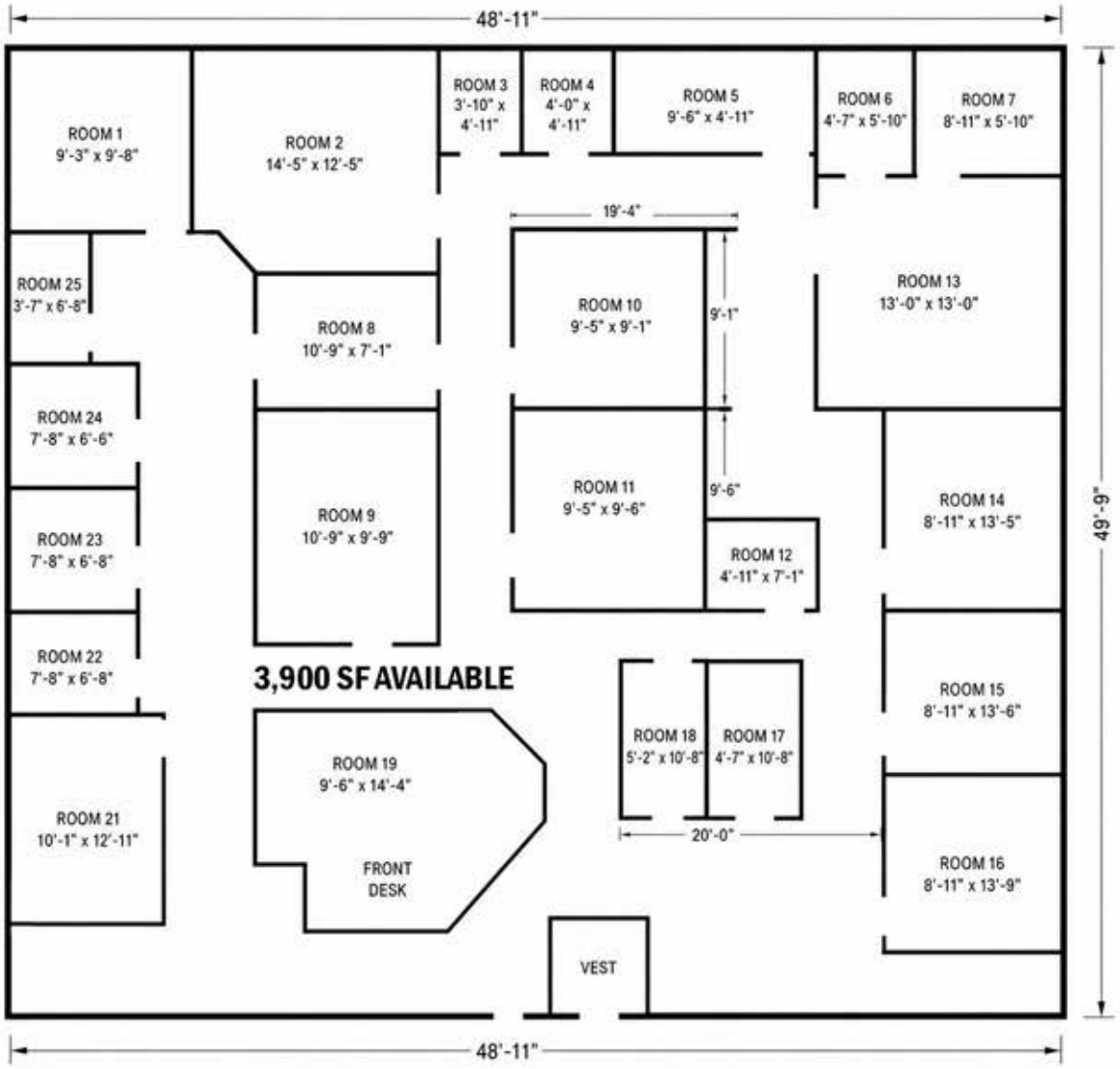
FLOOR DETAILS

1,300 SF • 8404 - Suite 200

PHOTOS OF SPACE

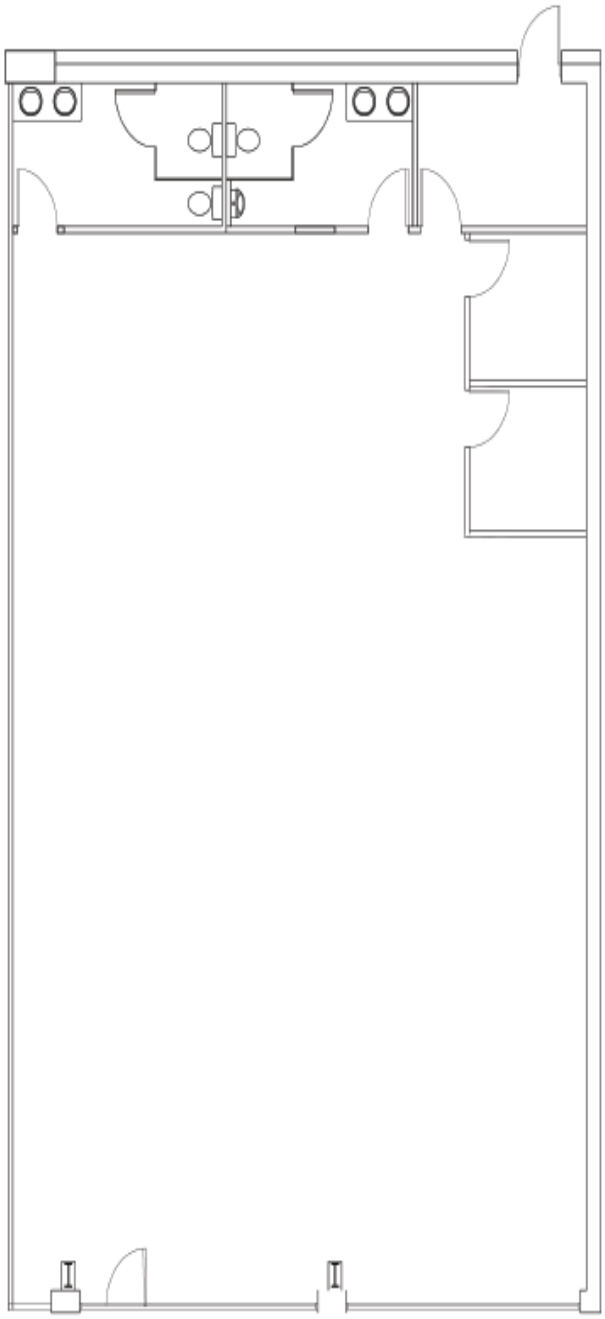
FLOOR DETAILS

3,900 SF • 8404 - Suites 210, 220 and 230



FLOOR DETAILS

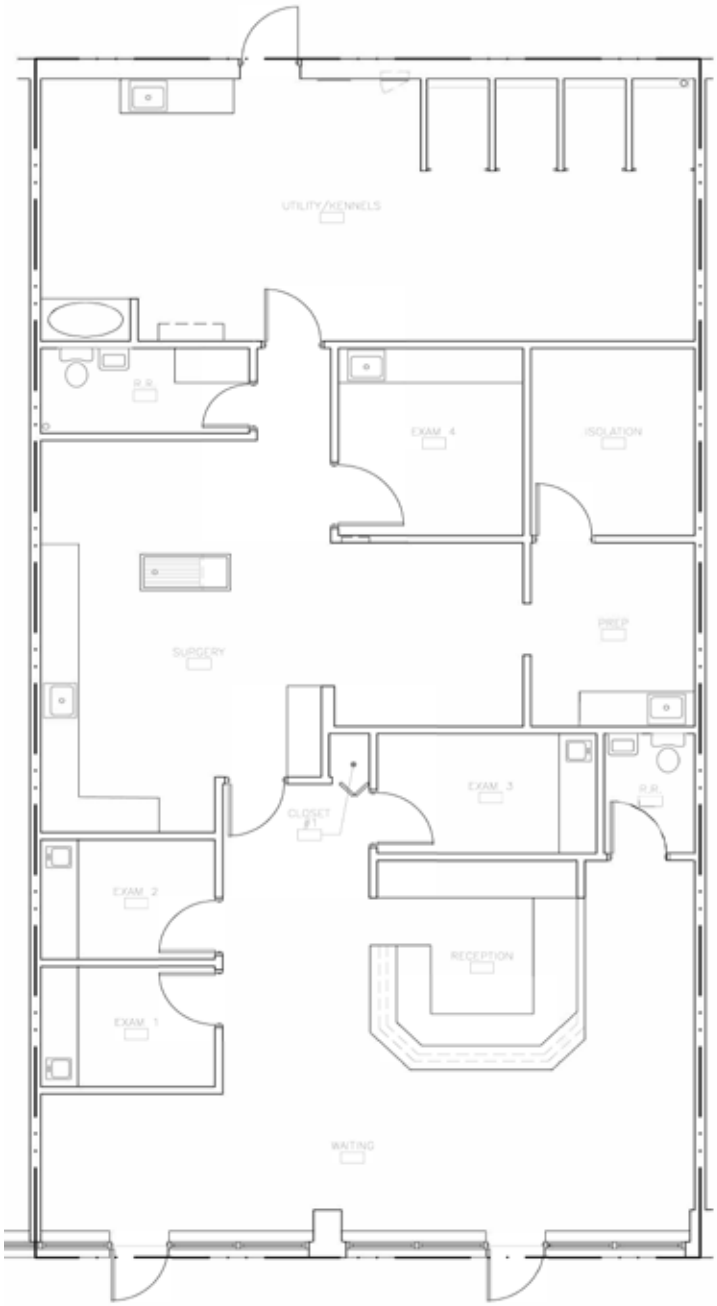
3,500 SF • Suites 210, 220, and 230



FLOOR DETAILS

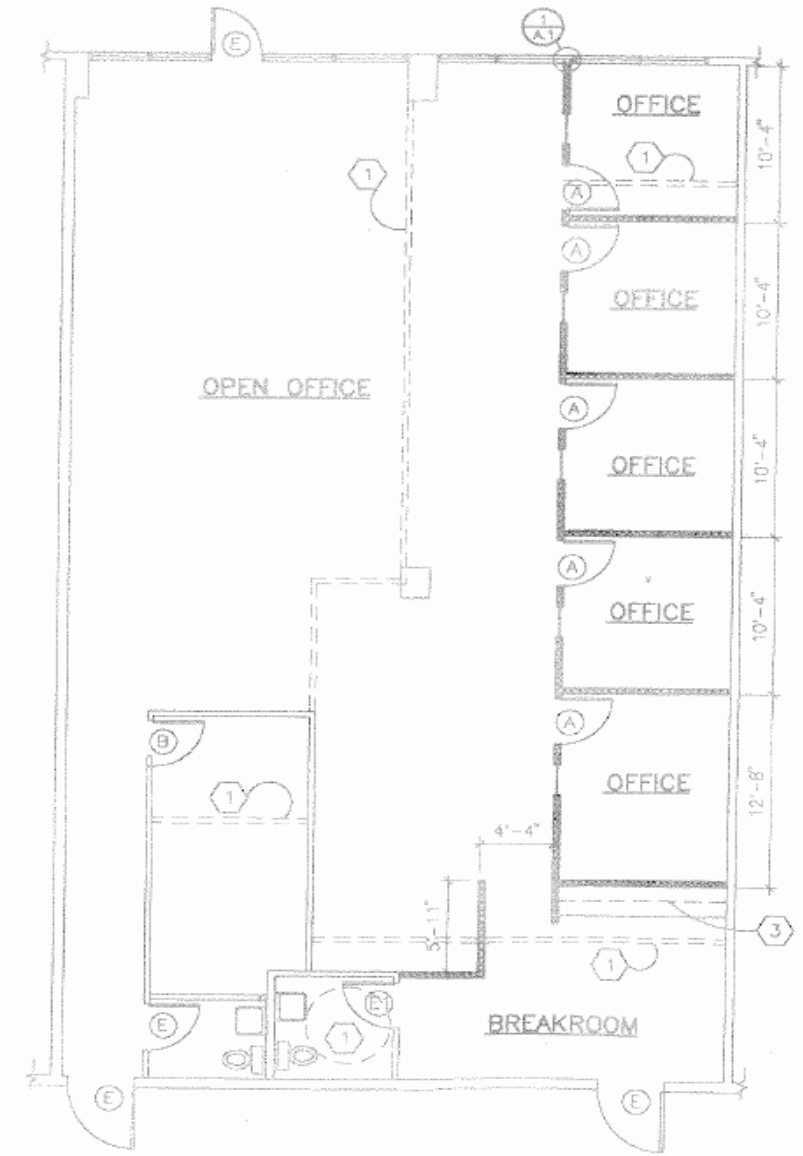
3,000 SF • Suite C100, 110

FLOOR PLANS



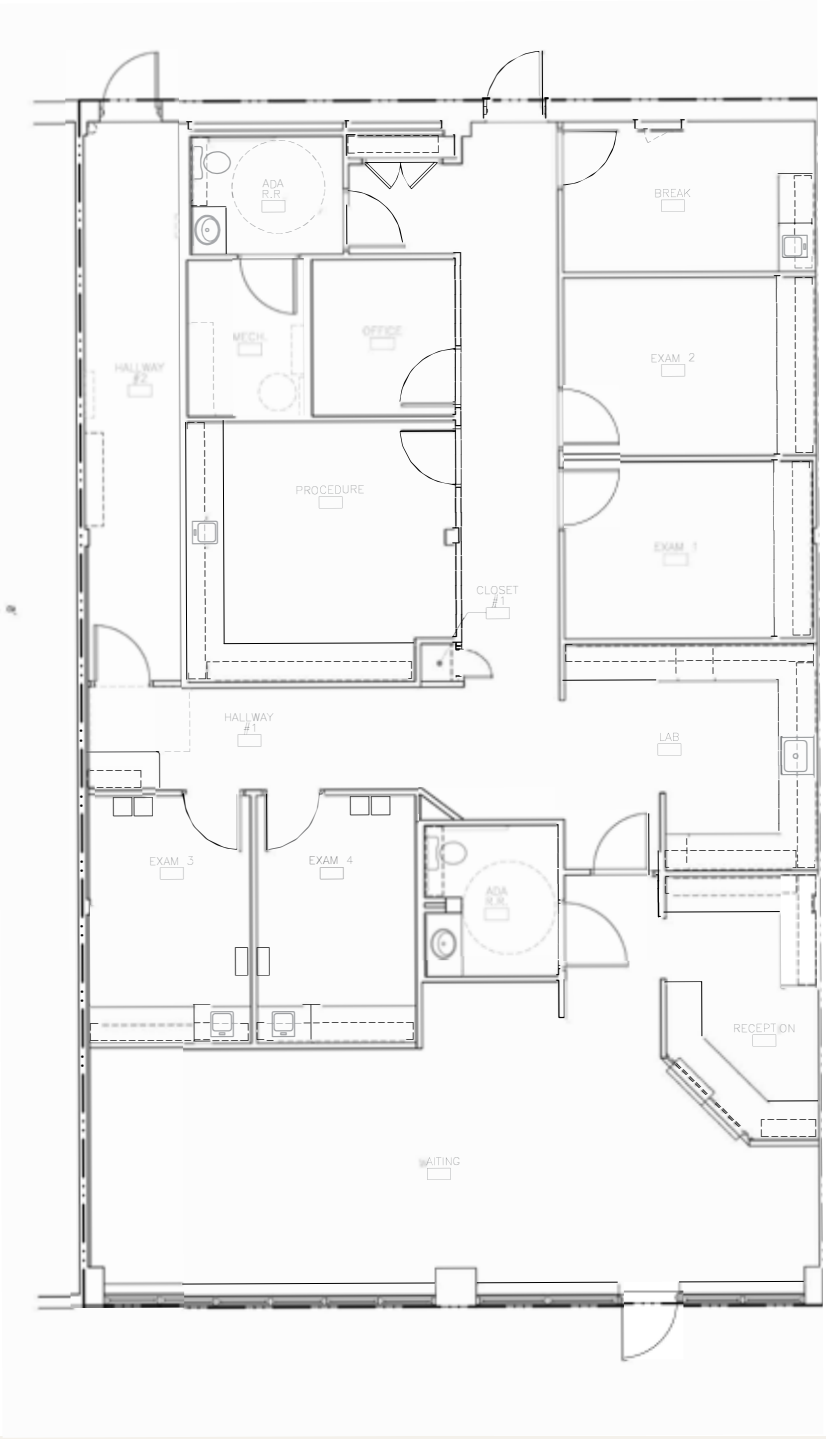
FLOOR DETAILS

2,520 SF • 8414 Suite 170, 180



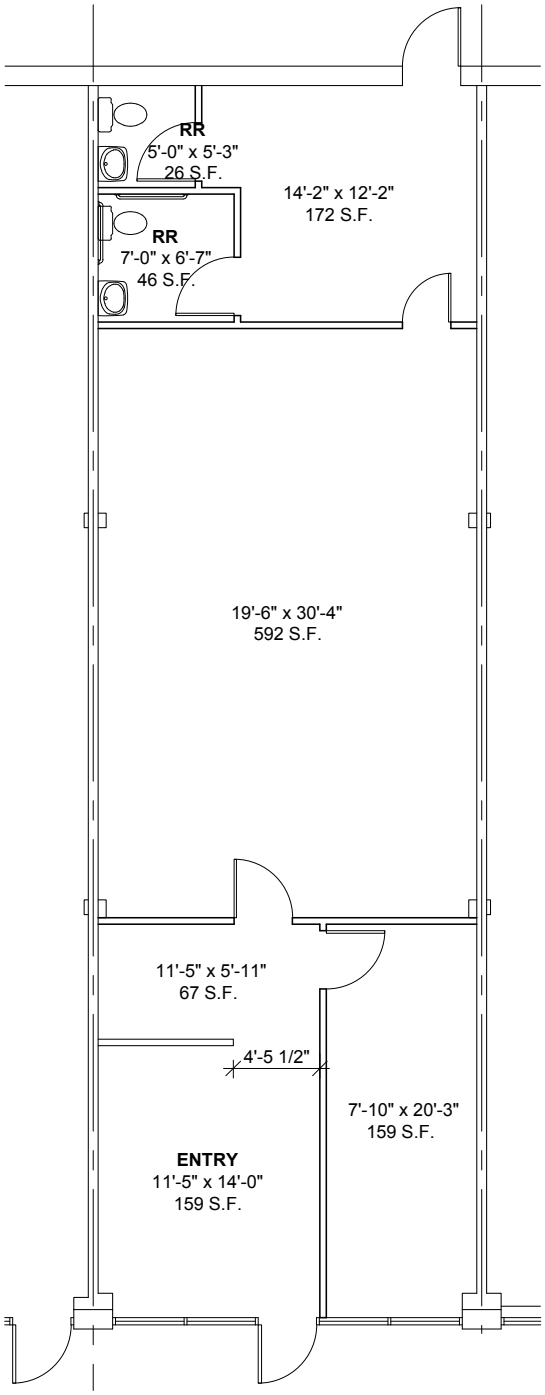
FLOOR DETAILS

2,775 SF • 8414 Suite 200, 210



FLOOR DETAILS

2,600 SF • 8526 - Suite 130, 140



FLOOR DETAILS

1,300 SF • 8526 - Suite 160

Surround Your Business in a High-Growth Community

13th Street is heavily trafficked with a four-lane arterial that carries commuters easily between West and East Wichita.

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