Occidental
MANAGEMENT

FOR LEASE

UNION STATION | EXPRESS

703 E. Douglas | Wichita, KS

Centrally Located In the Heart of Downtown Wichita

UP TO 20,832 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 | Approximately 20,832 SF

First Floor | 3,090 SF -17,742 SF

Lease Rate | $19.50 + NNN

Lease Type | NNN $7.75

PROPERTY OVERVIEW

New Address for Innovation at the Heart of Historical District

Centrally Located Class A Office Space

The Historic Union Station Express building is a Class A office space totaling approximately 36,433 SF. Considered a key connector in Wichita's Downtown Development, it is conveniently located on Douglas Avenue in the heart of downtown Wichita.

With countless restaurants, shops, galleries, and more in the walkable Commerce Arts, Douglas Design, Arena, and Old Down Town districts, it provides an ideal location for inspirational retail and office businesses.

Just moments away from US-54 (Kellogg) provides for easy access when traveling east or west of town and close to the I-135 interchange.

OUTDOOR PATIO AND PLAZA SPACE

LOCATION DETAILS

Think Outside the Walls

Union Station is a Wichita icon and an integral property that links Old Town to the Arena District and the Commerce Street Art District. It has been a hub of activity and commerce for over 100 years. Now, Union Station attracts businesses with bright talent, offering them a combination of a modern office setting with outdoor space in the middle of the vibrant Historic Downtown Wichita.

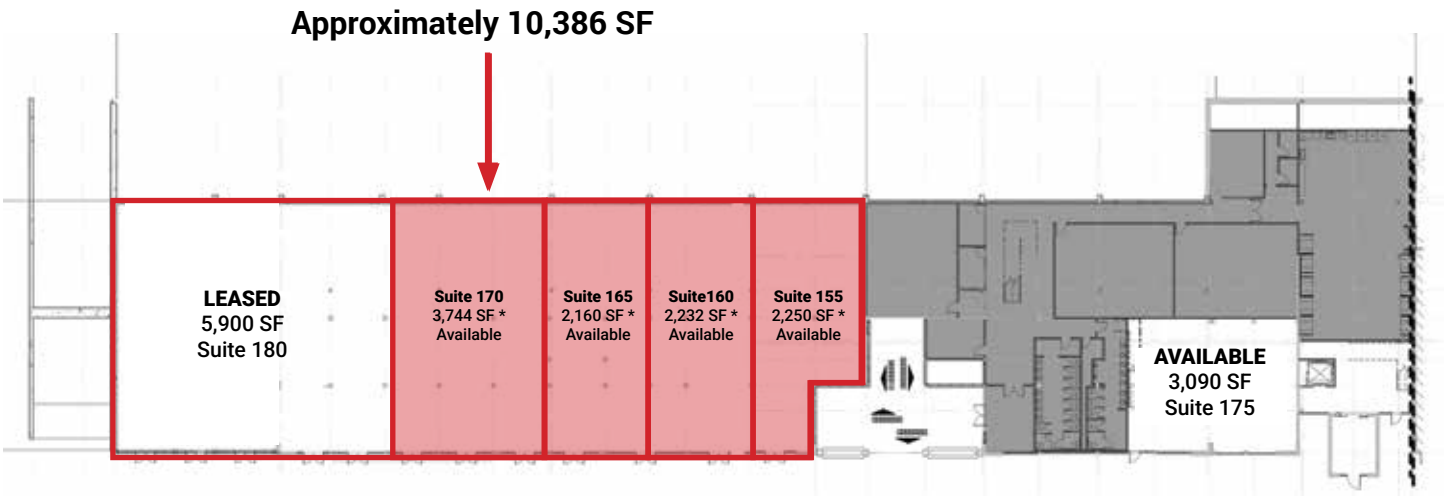
VIBRANT DOWNTOWN LOCATION

DOWNTOWN DEVELOPMENT INVESTMENT

LOCAL POPULATION	
MILE 1	12,215
MILE 3	103,578
MILE 5	221,836

LOCAL PUBLIC	
2020	$3M
10 YEAR	$92M

LOCAL PRIVATE	
2020	$113M
10 YEAR	$747M



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

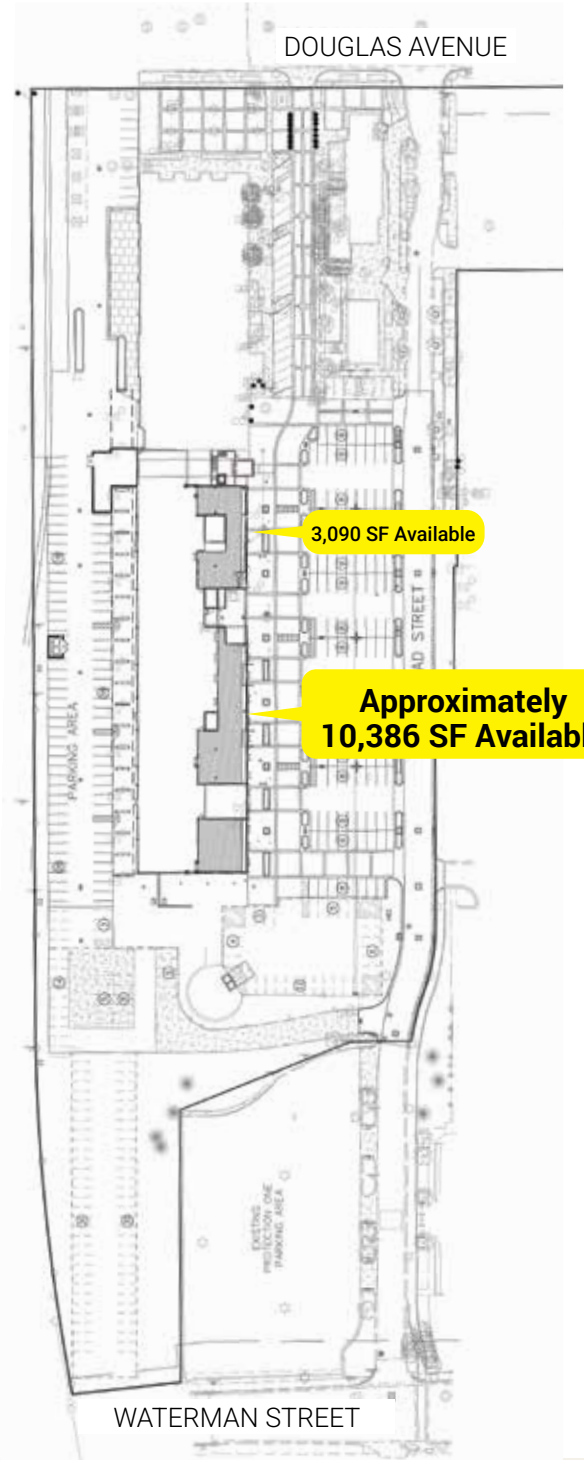
* Can be combined - up to 10,386 SF

AVAILABLE SPACE

2,160 to 10,386 SF · First Floor

$19.50/SF + NNN

PARKING MAP



PARKING

On-Site Shared Parking

BUSINESSES NEARBY

Alloy Architecture, Ambassador Hotel, Drury Plaza Hotel, Hotel at Old Town, Hyatt Regency Hotel, Intrust Bank Arena, Smoothie King, The Kitchen, Regus, Walnut River Brewing Company, 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