



**FOR LEASE**

## **THE OFFICES AT CRANBROOK**

10111 E. 21st St. N. | Wichita, KS

*Class A office space surrounded by high-end retail and dining establishments*

13,644 SF • 3 SPACES • \$17.50/SF + NNN



**Scan QR to view property on website**

Occidental Management, Inc.

165 S. Rock Island, Ste. 300, Wichita, KS 67202

| [occmgmt.com](http://occmgmt.com)

| 316.262.3331



CLASS A OFFICE BUILDING

## AVAILABLE SPACE

**Total Available** | 13,644 SF

**Lease Rate** | \$17.50/ SF

**Lease Type** | NNN, \$7.71/ SF

**TI Available** | \$30.00/ SF  
Shell Space

## PROPERTY OVERVIEW

# World-Class Real Estate in Wichita, KS

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### *The Offices at Cranbrook*

The Offices at Cranbrook are located just east of 21st Street and Webb Road in Northeast Wichita. This new office park is right in the middle of the best demographic in the city with high-end retail and dining establishments. The Offices at Cranbrook are located in close proximity to Bradley Fair, Wilson Estates, and multiple professional medical, financial specialists and law offices.

Tenants can enjoy an office with a patio that overlooks a lake, which is ideal for entertaining customers and guests. Pylon signage is available.



CLASS A OFFICE BUILDING

BUILDING 3				
	SPACE AVAILABLE	SPACE DETAILS	LEASE RATE	LEASE TYPE
1ST FLOOR SUITE 308	2,314 SF *Can Be Combined	Existing Build Out	\$17.50/SF	NNN, \$7.71 SF
1ST FLOOR SUITE 320	*1,030 SF Can Be Combined	Shell Space	\$17.50/SF	NNN, \$7.71 SF
2ND FLOOR SUITE 325	10,300 SF	Shell Space	\$17.50/SF	NNN, \$7.71 SF



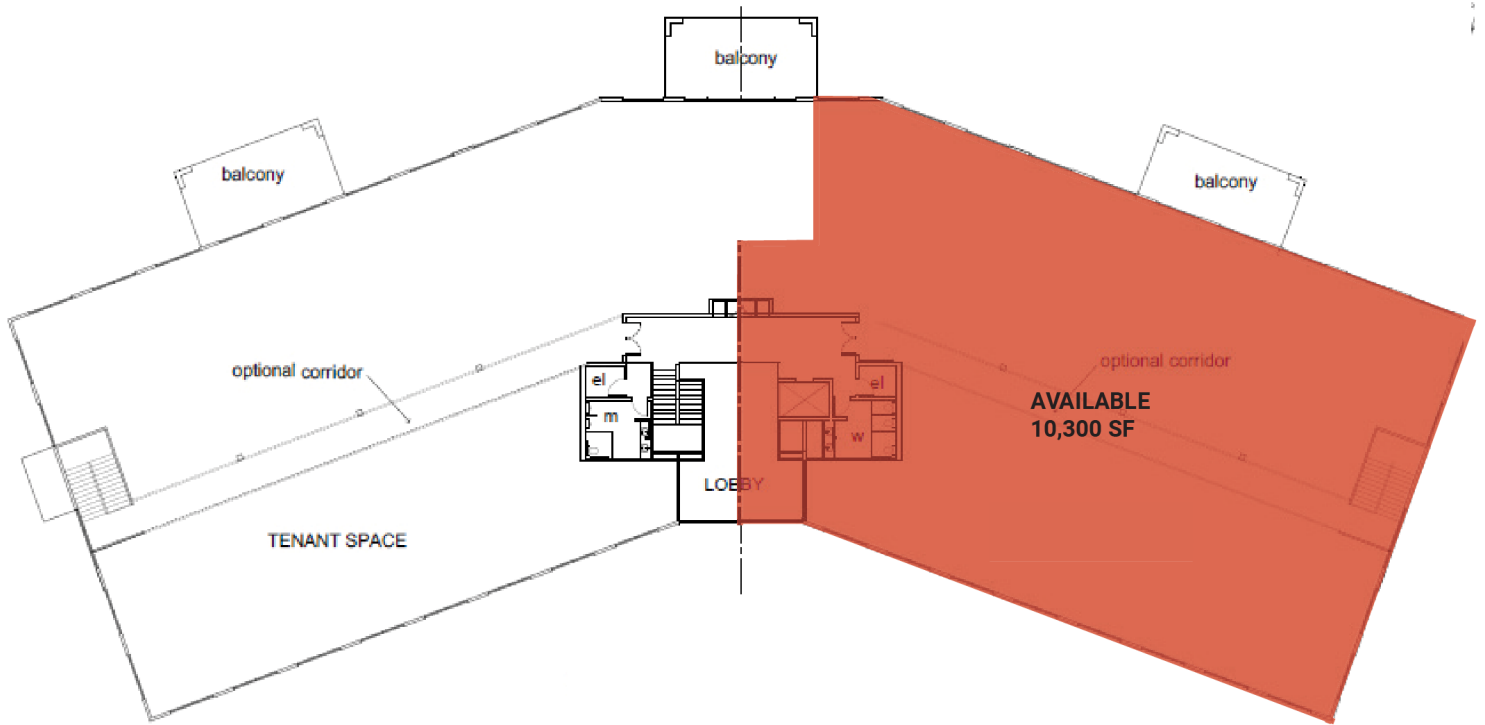
**FLOOR DETAILS**

\* Suite 308 • 2,314 SF • \$17.50 SF + NNN

\* Suite 320 • 1,030 SF • \$17.50 SF + NNN

Inclusive of a 12% Common Area Load

\* Suites can be combined

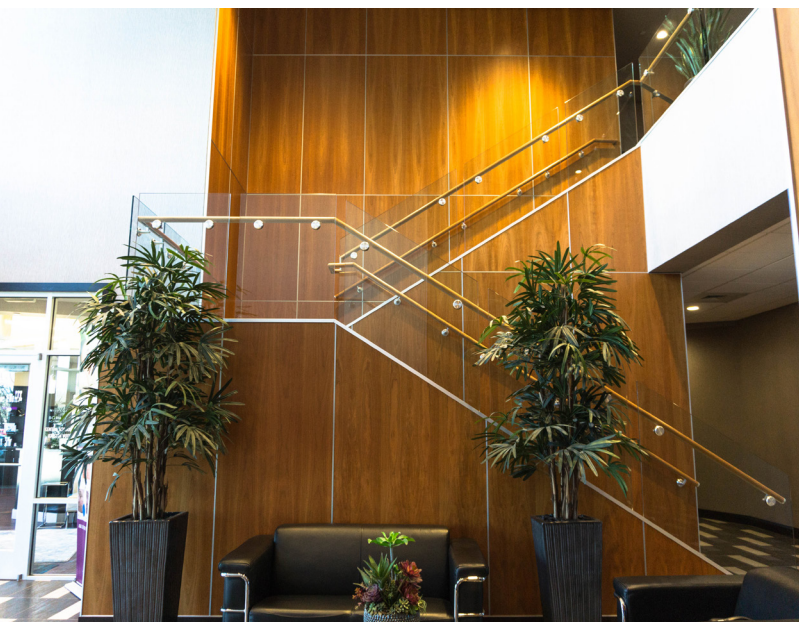


**FLOOR DETAILS**

10,300 SF • \$17.50 SF + NNN

Inclusive of a 12% Common Area Load





## Gorgeous High-End Class A Office Space

The Offices at Cranbrook offers a unique opportunity for your growing business. With its welcoming campus setting and a variety of move-in ready suites available, as well as access to nearby amenities, this office building is a natural fit for business-minded companies.

This beautiful multi-tenant office building is an ideal environment for individuals looking to locate on Wichita's East side near high-end shopping and retail. The Offices at Cranbrook also maintains the grounds and provides ample tenant parking just east of 21st and Webb Road.



## INTERESTED IN THE OFFICES AT CRANBROOK?

### BUSINESSES NEARBY

Walgreens, Emprise Bank, KwikShop, Sunflower Bank, Commerce Bank, Cambridge Market, Wilson Estates Medical Park, Baskin Robbins



## 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.

\_\_\_\_\_  
Licensee

**Gary Oborny**

\_\_\_\_\_  
Supervising/branch broker

**Occidental Management, Inc.**

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Real estate company name approved by the commission

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Buyer Seller Acknowledgement (not required)

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