

# SUTTON PLACE RETAIL SPACES

209 E WILLIAM, SUITE 100 & 200, WICHITA, KS 67202



EXCLUSIVELY OFFERED BY:

ALEX IBARRA, CCIM  
316.833.1198 | ALEXIBARRA@REECENICHOLS.COM



**ReeceNichols**  
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.



## SUTTON PLACE RETAIL SPACES

209 E. WILLIAM, SUITES 100 AND 200  
WICHITA, KS 67202

**LEASE RATE: \$16 - \$18/SF**  
**EST. NNNs: \$6.00/SF**

<b>GROSS BLDG SF:</b>	101,844 SF
<b>SUITE 100 SF:</b>	2,671 SF
<b>SUITE 200 SF:</b>	2,895 SF
<b>VACANT SF:</b>	5,566 SF
<b>SITE ACRES:</b>	.23
<b>YEAR BUILT:</b>	1924, Renovated 2025
<b>ZONING:</b>	Central Business District
<b>PARKING:</b>	Street and Parking Garage

### PROPERTY HIGHLIGHTS:

- Strategically- located retail spaces for lease in Downtown Wichita.
- Ideal opportunities for retail, restaurant and service-oriented businesses.
- 122 Class-A apartments under-construction in Floors 2-11.
- Directly across the street from Kansas Health Science University (Fall 2025 enrollement of nearly 500 students)
- One block from the under-construction Wichita BioMedical Campus.
- Great visibility from Market and William streets.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	11,315	110,612	230,599
Avg. HH Income	\$56,859	\$63,075	\$69,678
Median Age	32.5	33.4	33.5
	<b>TRAFFIC COUNTS</b>		
	William & Market	3,312 VPD	



**ReeceNichols**  
SOUTH CENTRAL KANSAS

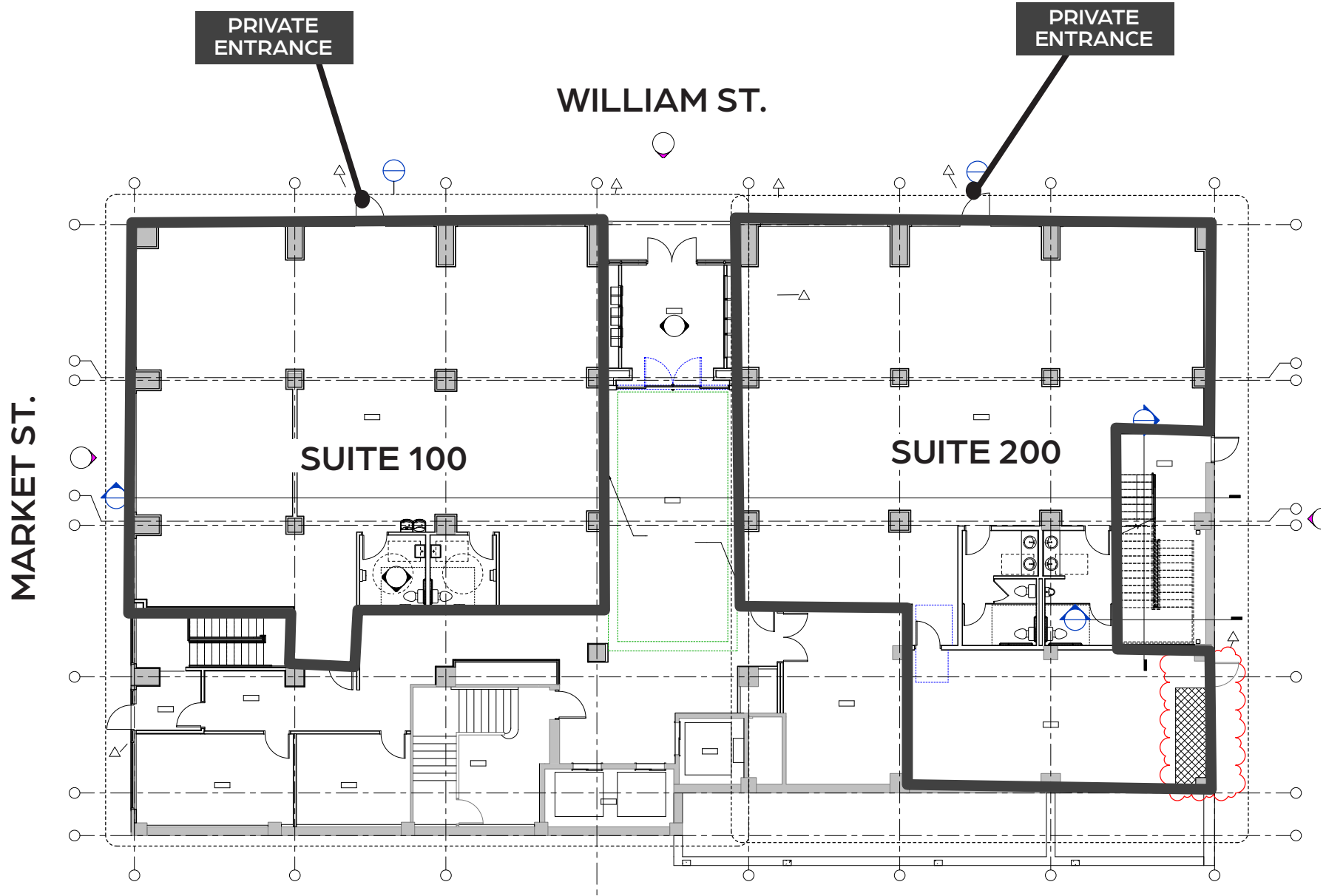
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

EXCLUSIVELY OFFERED BY:

ALEX IBARRA, CCIM

316.833.1198 | ALEXIBARRA@REECENICHOLS.COM

# FLOOR PLAN



**ReeceNichols**  
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

EXCLUSIVELY OFFERED BY:

ALEX IBARRA, CCIM

316.833.1198 | ALEXIBARRA@REECENICHOLS.COM

# WICHITA BIOMEDICAL CAMPUS



## ABOUT

- Wichita State University, WSU Tech and the University of Kansas have broken ground on the Wichita Biomedical Campus<sup>SM</sup>, an approximately 471,000-square-foot, \$300 million health sciences facility located in the heart of downtown Wichita.
- The 471,000-square-foot building will be comprised of shared spaces for advanced laboratories, clinical research and technology. The high-tech facility will draw students, educators and researchers from around the country – attracting talent and resources to the Wichita area and boosting the economic success of Kansas.
- Initially, about **3,000 students and 200 faculty and staff** will be housed at the center with opportunities for growth in existing and new programs.
- **Estimated completion: Q4-2026. Classes start: Q2-2027.**



**ReeceNichols**  
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

EXCLUSIVELY OFFERED BY:

ALEX IBARRA, CCIM

316.833.1198 | [ALEXIBARRA@REECENICHOLS.COM](mailto:ALEXIBARRA@REECENICHOLS.COM)

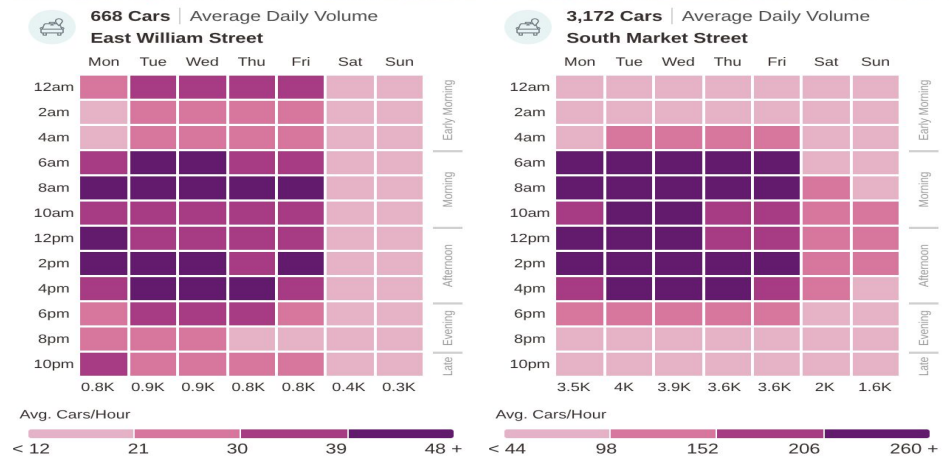
# ABOUT THE NEIGHBORHOOD



# ABOUT DOWNTOWN

<b>\$2 BILLION</b> TOTAL INVESTEMENT (SINCE 2010)	<b>3,000 UNITS</b> TOTAL RESIDENTIAL UNITS
<b>1,279 ROOMS</b> HOTEL ROOMS	<b>658,000-825,000 SF PROJECTED</b> CLASS -A OFFICE SPACE (THROUGH 2030)
<b>50</b> MAJOR MUSEUMS AND ART GALLERIES	<b>10 MINUTES</b> FROM EISENHOWER NATIONAL AIRPORT

## TRAFFIC PATTERNS



\*INFORMATION PULLED FROM DOWNTOWN WICHITA AND GREATER WICHITA PARTNERSHIP

# DOWNTOWN DEVELOPMENT PROJECTS



**ReeceNichols**  
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

EXCLUSIVELY OFFERED BY:

ALEX IBARRA, CCIM

316.833.1198 | [ALEXIBARRA@REECENICHOLS.COM](mailto:ALEXIBARRA@REECENICHOLS.COM)



**ReeceNichols**  
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

EXCLUSIVELY OFFERED BY:

ALEX IBARRA, CCIM  
316.833.1198 | ALEXIBARRA@REECENICHOLS.COM