



# SPAGHETTI WORKS DISTRICT

**OFFICE/RETAIL/RESTAURANT SPACES AVAILABLE**

**645 E DOUGLAS, WICHITA, KS 67202**



LANDMARK  
COMMERCIAL  
REAL ESTATE



# PROPERTY SUMMARY

**Address** 645 E Douglas, Wichita, KS 67202

**Lease Rate** Please call for pricing

**TI Allowance** Generous TIs, please inquire.

**Available Space** 1,200 - 15,071 sq. ft.

**Building Size** 61,155 sq. ft.

**Lease Types** NNN, Gross and Full Service

**Zoning** Central Business District

**Year Built** 2020

**Tenants** Martin Pringle Law Office, Eric Fisher Salon, Home Grown, Peace Love and Pie, The Hairy Sofa



**PARKING**  
**ON-SITE  
PARKING,  
600+ PUBLIC  
NEARBY**



**AMENITIES**  
**DOG PARK,  
OUTDOOR  
SEATING,  
NAFTZGER PARK**



**LIVING**  
**2,726 UNITS  
IN DOWNTOWN  
WICHITA**

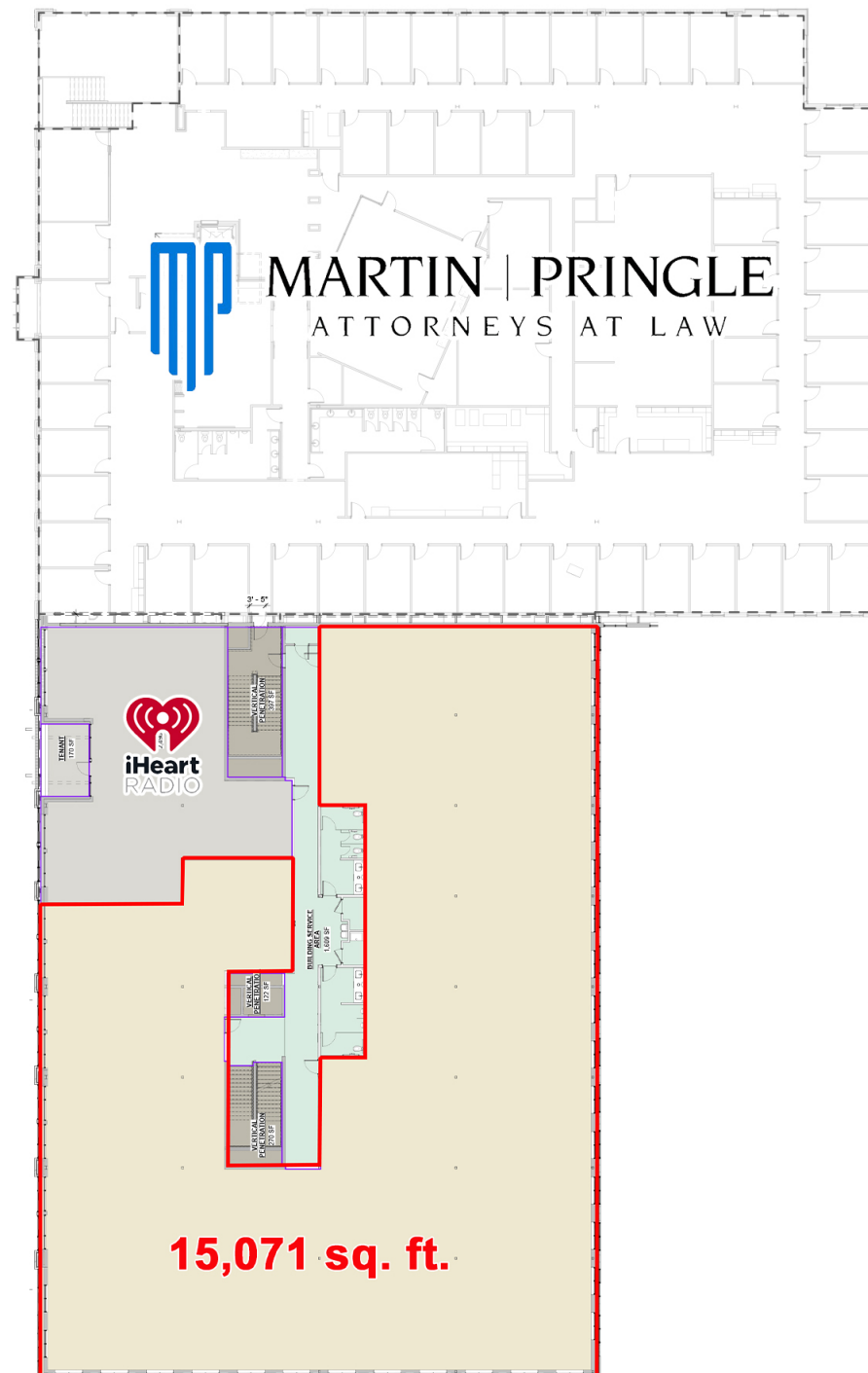


**LIVE, WORK, PLAY**



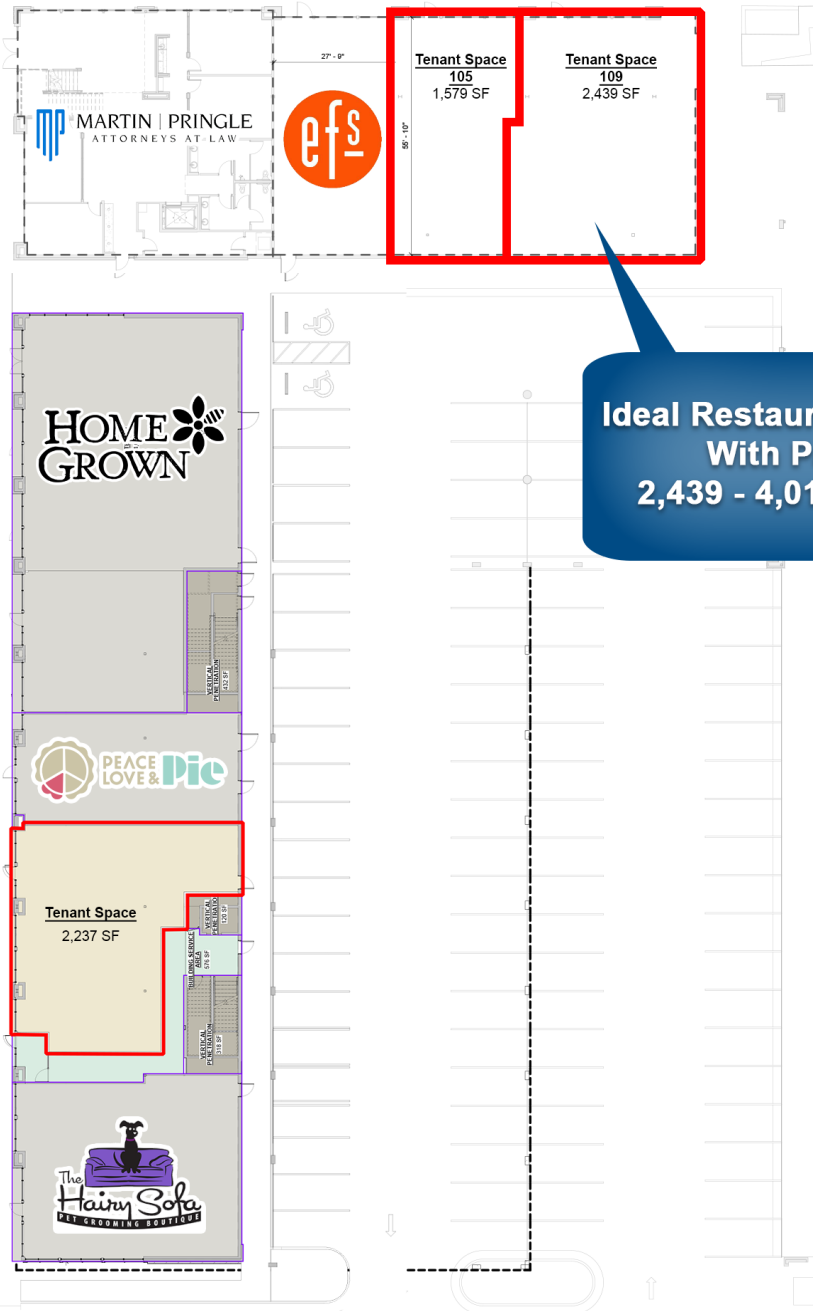


# OFFICE SITE PLAN





# RETAIL SITE PLAN





# DOWNTOWN DEVELOPMENTS

**Advanced Learning Library - \$30M**



**Kansas Health Science Center - \$75M**  
**Anticipated Completion 2022**



**430 Re-Development - \$21M**  
**Anticipated Completion Winter 2020**



**Fidelity Bank Expansion - \$51M**  
**Anticipated Completion 2023**



**Riverfront Stadium - \$75 Million**



**The Ice House Re-Development**



**Cargill Headquarters - \$72M**





# 2021 STATE OF DOWNTOWN

**\$747 Million**  
10 Year Total  
Private  
Investment

**1,432**  
Residential Units  
Completed  
Since 2010

**86%**  
Occupied  
Class A  
Office Space

**2,843**  
Estimated  
Residential  
Population

**4.6 Million**  
Total Square  
Feet of Office  
Space

**\$92 Million**  
10 Year Total  
Public  
Investment

**\$171 Million**  
2020  
Retail Sales

**\$113 Million**  
2020  
Private  
Investment

[Data provided by 2021 State of Downtown Report | [www.downtownwichita.org](http://www.downtownwichita.org)]



# PROPERTY PHOTOS



[Rooftop Deck for Office Users]



[Newly renovated 41-unit apartments located directly south of property]







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## Contact Us

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