

NAI Martens

For Lease - Office Space



3450 N Rock Rd Building 100

Grant Glasgow, SIOR
316 304 8806
gglasgow@naimartens.com

Ross Way
316 681 1711
ross@amcwichita.com



Development Details

Northrock Business Park

NAI Martens



DRIVING DISTANCES

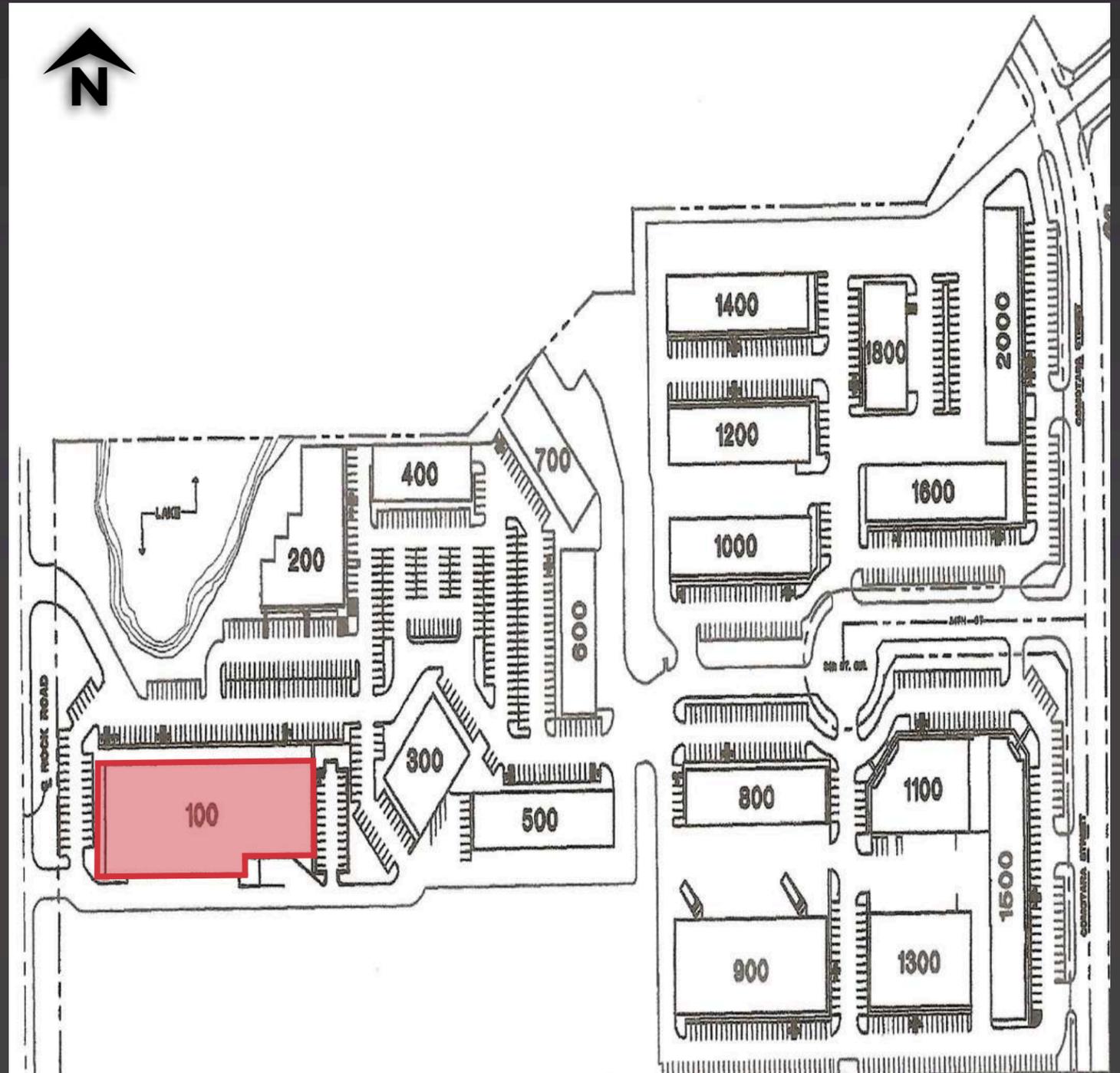
0.2 MILES
K-96

4.5 MILES
HIGHWAY 254

4.6 MILES
US-54/400

4.7 MILES
INTERSTATE 135

7.3 MILES
INTERSTATE 35



BUILDING SPECIFICATIONS

3450 N Rock Rd Bldg 100

BUILDING SIZE:	41,500 SF
POWER:	One 1,500 kVA 277/480 service One 300 kVA 120/208 service 65,000 Amps
LOADING:	Two drive in doors One dock door
HVAC:	20 rooftop HVAC units with 386 tons per SF capacity
CONSTRUCTION:	Steel Frame Construction & Brick Veneer
SPRINKLER:	Fully Sprinkled
AVAILABILITY:	January 1, 2026
HIGHWAY ACCESS:	K-96, K-254, I-135, I-235, US-54/400, I-35

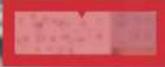


E 37th St N

Sam's CLUB
FedEx
Comfort INN & SUITES
McDonald's
PETSMART
KOHLS'S
INTRUST Bank
BRAUM'S
QT

N Rock Rd.

Available Property



GracoRoberts
OPEN ROAD BRANDS

SCHWAN
ESTABLISHED 1960

THRASHER
FOUNDATION REPAIR

SCP

Fahnestock
PLUMBING HVAC ELECTRIC

BENNETT
Where Imagination Meets Corrugation

tgw
The sweetest spot in golf

MidContinent
INSTRUMENTS+AVIONICS

NRBP
NORTHROCK BUSINESS PARK

- Fagron
- Sterile
- Services US

Safelite
AutoGlass



MENARDS

Walmart
AMC THEATRES
Office DEPOT
BUFFALO WILD WINGS
SMOOTHIE KING
Bowlero
KU WICHITA GASTROENTEROLOGY
LEE AEROSPACE
Freddy's STEAKBURGERS
Applebee's GRILL + BAR
SUBWAY
CHIPOTLE MEXICAN GRILL
VoiceProducts
Starbucks





PROPOSED FACILITY
INTEGRA
TECHNOLOGICAL
SOLUTIONS

Coleman

Available Property

wsu TECH

COLONEL JAMES
JABARA AIRPORT

KOCH
INDUSTRIES INC

GREENWICH PLACE
WICHITA SPORTS FORUM
AVIATE
KREI
TOPGOLF
WORLD MARKET
Total Wine
Michaels
Marshall's

WICHITA STATE
UNIVERSITY

BEECH FACTORY
AIRPORT

BOMBARDIER
AEROSPACE

WICHITA DWIGHT
D. EISENHOWER
NATIONAL AIRPORT

Cargill

MCCONNELL
AIR FORCE BASE

TEXTRON AVIATION

PEPSICO

SPIRIT
AEROSYSTEMS





REGIONAL DRIVE TIMES

3450 N Rock Rd Bldg 100

KANSAS CITY:	2 Hrs 45 Mins
OKLAHOMA CITY:	2 Hrs 28 Mins
TULSA:	2 Hrs 38 Mins
DALLAS / FORT WORTH:	5 Hrs 34 Mins
ST. LOUIS:	6 Hrs 22 Mins
DENVER:	7 Hrs 13 Mins



DEMOGRAPHICS

WICHITA, KS MSA



654,035
TOTAL POPULATION



330,814
TOTAL LABOR FORCE

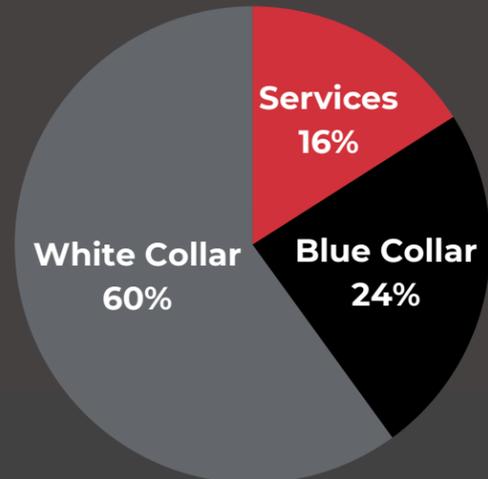


\$60,539
MEDIAN HOUSEHOLD INCOME



37
MEDIAN AGE

EMPLOYMENT



3.3%
UNEMPLOYMENT RATE

EDUCATION

5%
NO HIGH SCHOOL DIPLOMA

22%
HIGH SCHOOL GRADUATE

31%
SOME COLLEGE

33%
BACHELORS DEGREE OR HIGHER

INDUSTRY CONCENTRATIONS

47%
SERVICES

17%
MANUFACTURING

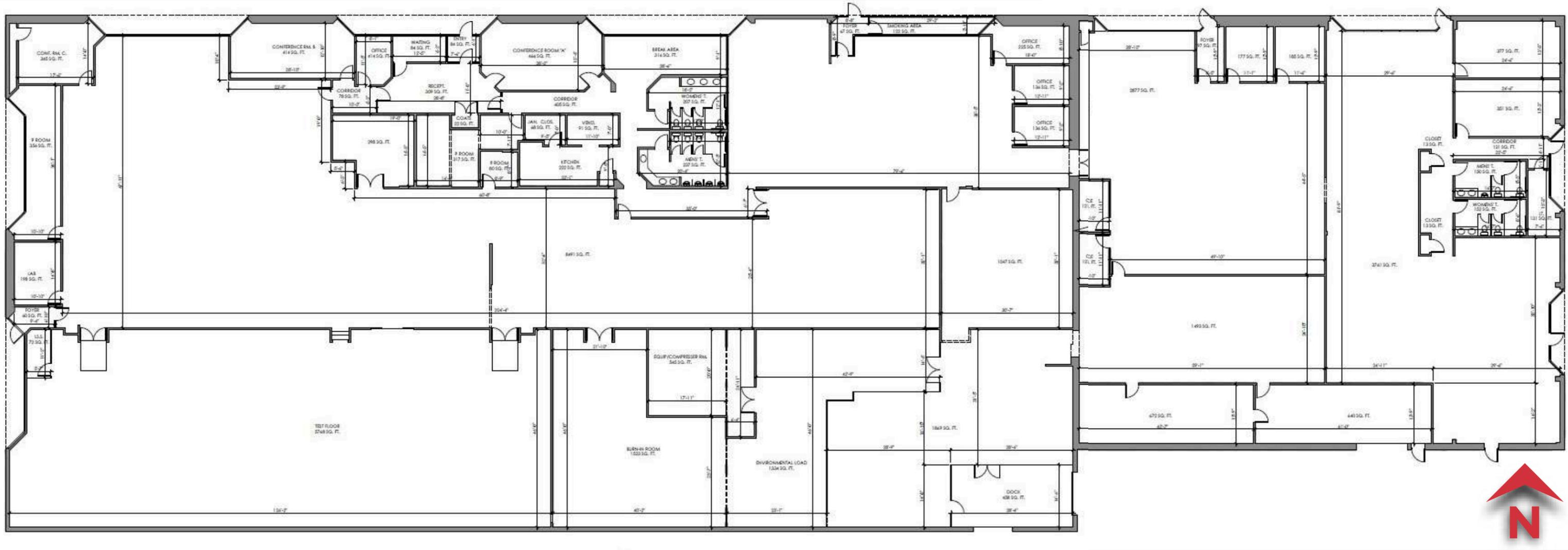
10%
RETAIL TRADE

7%
CONSTRUCTION

FLOOR PLAN

3450 N Rock Rd Bldg 100

NAMartens



3450 North Rock Rd Building 100 - 41,500 SF Office Space

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