

# FOR LEASE

165 S. Rock Island, Wichita, Kansas



## The Ice House

Located directly east of the Union Station campus, The Ice House is located in the heart of the downtown office market. Conveniently surrounded by a wide variety of amenities, The Ice House is ideally situated to provide an office solution for companies looking to recruit and retain talented employees. The Ice House will be completely renovated into approximately 38,000 SF of Class A office space on three levels. The building will be architecturally appealing, with a mix of historic and contemporary elements allowing for multiple office layout concepts for tenants. Construction is anticipated to be completed in Q4 of 2019.

### Space Available:

Suite 100 (1st floor) - 12,027 RSF  
Suite 200 (2nd floor) - 4,593 RSF

Lease Rate: Negotiable

Lease Type: NNN

NNN Rate: \$5.50

Area neighbors include: Cargill, Faneuil, The Pour House, Smoothie King, The Kitchen, Larksbury Bistro and Bar, Martin Pringle Attorneys at Law and Intrust Bank Arena.



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# RENDERINGS

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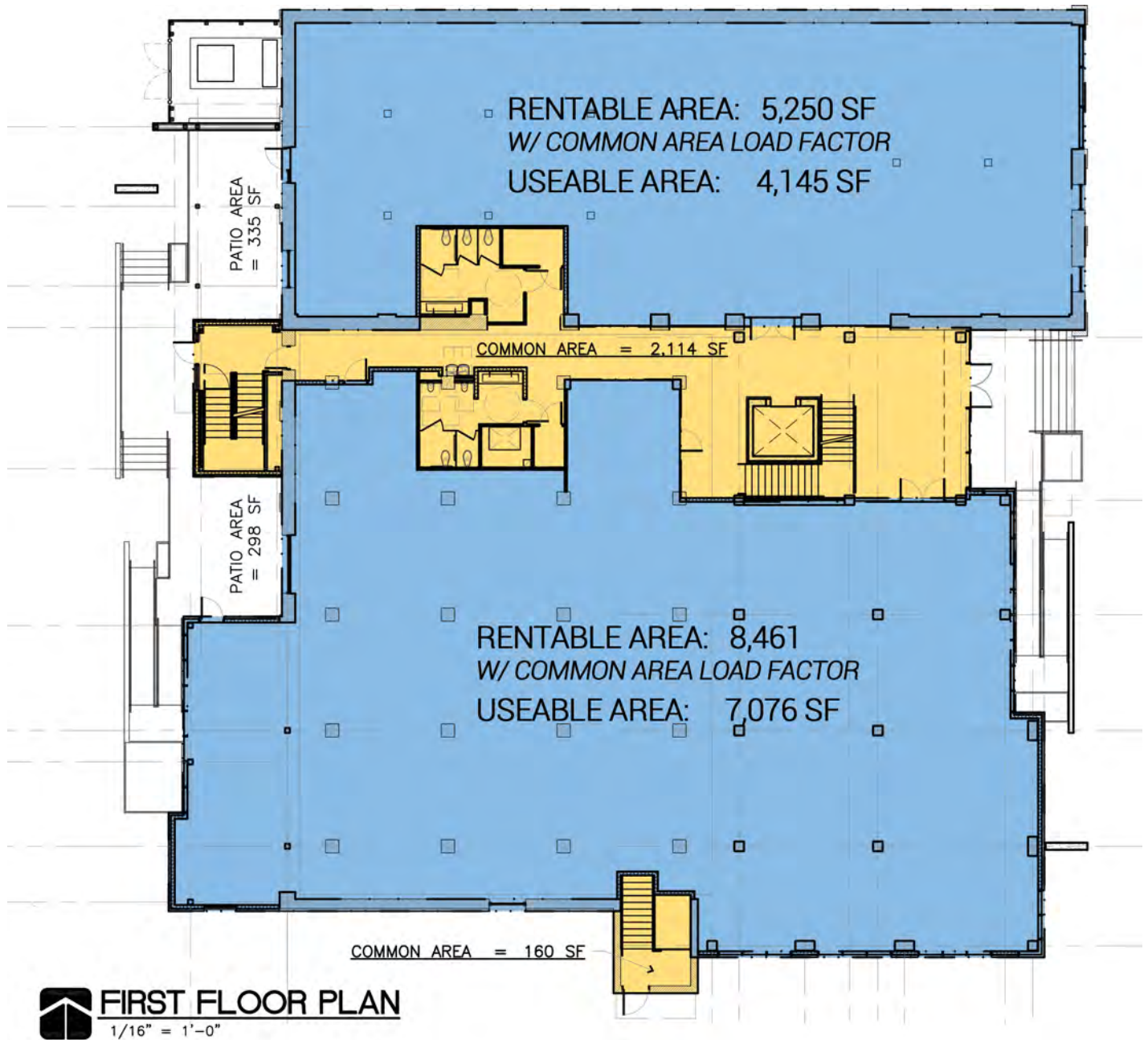
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# FLOOR PLANS

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\* Floorplans are conceptual in nature and subject to change



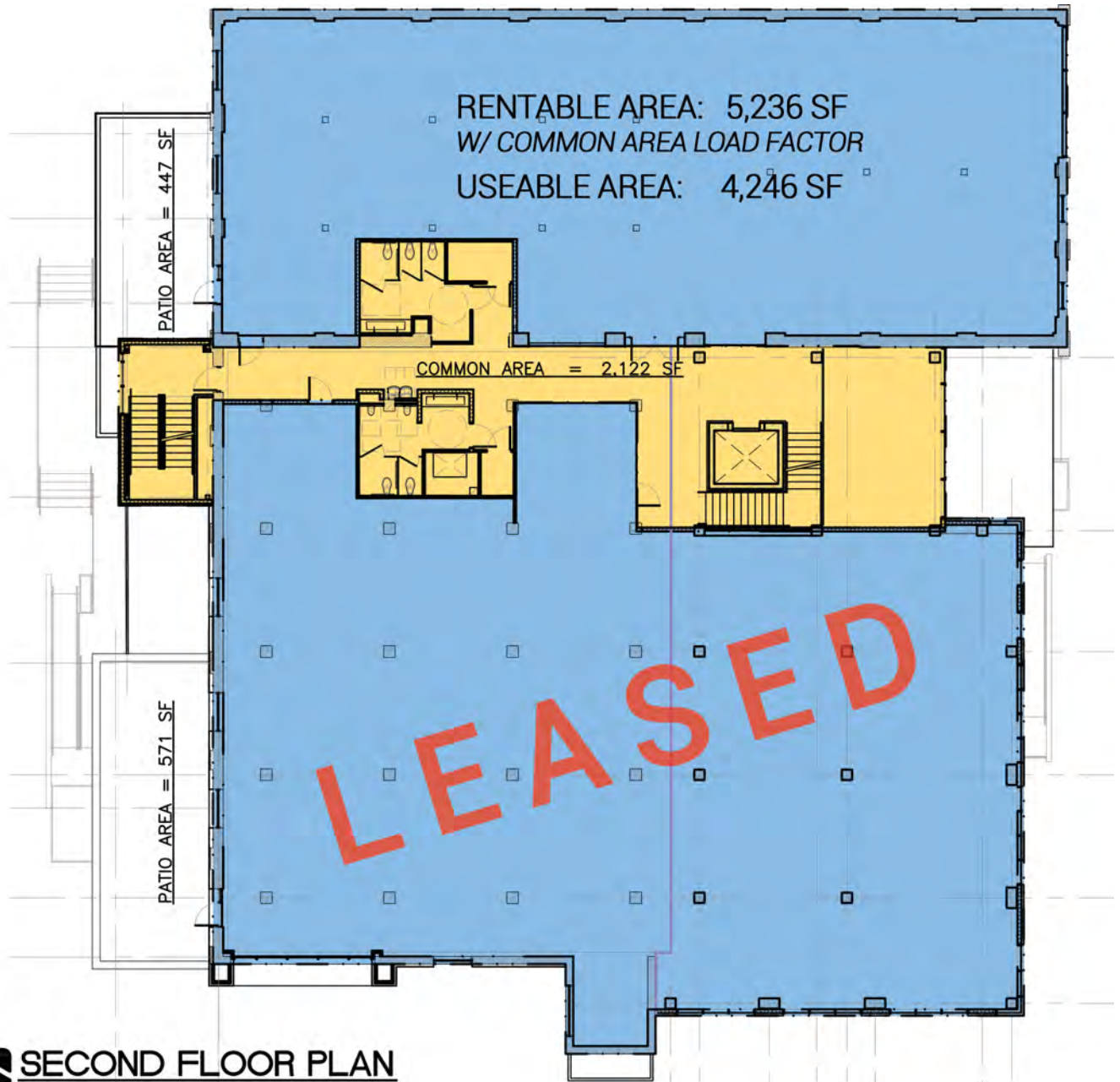
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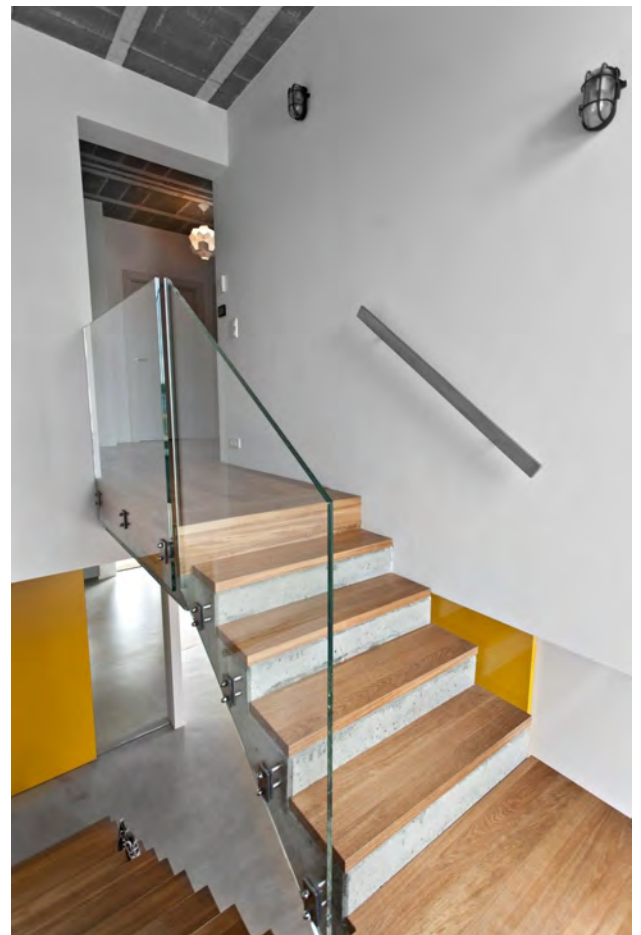
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# INSPIRATIONS

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# AERIAL

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