

# SMARTbrief

Another new medical facility is coming to **Derby** as **Via Christi** broke ground for the construction of a nearly 15,000-square-foot expansion. Via Christi has signed a long-term lease on the \$5 million built-to-suit new clinic. The facility, located on the **northwest corner of Tall Tree Road and Newberry**, is expected to be completed this fall. It will integrate primary care and physical therapy and increase the clinic's staff from four family medicine and pediatric providers to eight, according to a release.

**Etezazi Industries Inc.** has plans to grow its local facility footprint and workforce. Founded in 2008 the manufacturer also specializing in programming services for Computer Numeric Control (CNC) equipment and other services for the manufacturing industry. The company intends to add 27,000 square feet of manufacturing space and 3,100 square feet for storage to the 11,500 square feet it occupies at **2101 E. 21st Street North**. The company says it plans to add 45 new jobs in the next five years to its current workforce of 30 people.

Construction has started on a 103,200-square-foot industrial spec building as part of the **Ironhorse Manufacturing Park** near Seneca and MacArthur. That piece of the 52-acre development is expected to be completed in June. **Dondlinger & Sons Construction Co.** is the general contractor. **LK Architecture** is the architect. According to developer **Jeff Lange**, this is the first phase of what could be another 500,000 to 600,000 square feet of additional industrial space, spread across five or six buildings. Some 60,000 square feet of retail and warehouse space could be added along Seneca as well; both based on future market demand.



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**Bassett Home Furnishings**, the Virginia-based chain which has 90 stores nationally has committed to 10,000 square feet in the **Waterfront's** latest phase; a 17,000-square-foot retail center it's preparing to build just east of **Bonefish Grill**. The planned retail expansion will be a little different from the rest of the Waterfront. Designed by **LK Architecture**, the plan is a little less traditional than the previous buildings with cleaner lines and metal canopies. The style will be continued to the east where another 20,000 square feet of retail may be in the works.

**Coldwell Banker Plaza Real Estate** announced that site work has begun on a new 6,000 square foot building which will feature a coffee bar and lounge area, as well as a covered patio overlooking the **Pier 37 lake**. Coldwell Banker will relocate from its longtime location, a 3,100-square-foot space in the Northwest Centre. Located near **37th Street North and Ridge Road**, the project is expected to be completed later this summer. **Icon Structures Inc.** is the general contractor and **Spangenberg Phillips Tice Architecture** is the architect. The business will share its new building with **Security 1st Title** and **Busey Home Mortgage** (formerly Pulaski Bank) creating a one-stop-shop for people's residential real estate needs.

The highly anticipated **Dempsey's Biscuit Co.**, the new restaurant by Dempsey's owner **Steven Gaudreau**, has opened at **3425 E. Douglas** that was formerly the **Fork & Fennel** which closed in October. The restaurant's focus is Southern food and its specialty will be hot fried chicken – as in spicy hot – which can be ordered as a sandwich on a homemade biscuit or as part of a combo meal with a biscuit on the side.

In other restaurant news, it looks like more chicken restaurants are on the way. **Louisiana Famous Fried Chicken**, opened in the former Long John Silver's building at 4206 E. Harry. Longtime KFC franchisee and Wichita native **Denis Schoenhofer** has purchased the former KFC at 6131 E. 21st St., and they are doing a full remodel that will feature a new design for the brand. Slim Chickens plans to open next month in Regency Lakes.



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A new tenant is opening in the former **Sports Authority space at NewMarket Square at 21st and Maize Road**, and it's a familiar one. **Ross Dress for Less**, which has three other stores in Wichita, is taking the 32,600-square-foot space which has been vacant since August 2015. The store will be in the same part of NewMarket as **Bed Bath & Beyond** and **Old Navy**.

Ground was broken recently for the fifth building at the **Village at Greenwich** at the northeast corner of **21st and Greenwich Rd.** The almost 10,000 square foot building will be on the corner facing Greenwich. It's comparable in size to the other four buildings already at the development. The design will be a little bit different but they're similar. The anchor tenant will be a 3,600 square foot **McAlister's Deli**, a fast-casual restaurant that already has a couple of other locations in Wichita. Another tenant has committed but is yet unnamed.

**Event Elements** and **Wichita Event Rentals** owners are opening **Brick & Mortar**, a new event venue in the former **Cowie Electric** building at 230 S. Topeka. The 17,000 square foot building will provide showroom space in the front of the building and event space in the back. Also new to the downtown event venue scene are **The Hudson** in the former **Go Away Garage** space on Commerce Street and **Distillery 244** located at 244 N. Mosley in Old Town.

**NAI Global**, a leading, global commercial real estate firm of which **Wichita NAI Martens** is the regional network partner, earned the top four spot in the **2017 Lipsey Survey of Top 25 Commercial Real Estate Brands**. The survey was conducted among 100,000 commercial real estate professionals using a combination of ballot voting, phone interviews and focus groups to identify the top global brands. NAI Global is the only commercial real estate network represented in the top five. "We are proud to be a partner with NAI Global and that the strength of the network is reflected in the results of this year's Lipsey survey," said **Tom Johnson, President of NAI Martens**.



**NAI Martens**

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