# THE VALUE OF LOW OPERATIONAL COSTS

The Greater Wichita region's business friendly environment translates to few fiscal obstacles for businesses. Whether your company is looking to move into an existing office or would like to build new, the Greater Wichita region offers low commercial lease rates and construction costs that fall below national averages.

> "The greater Wichita region's combination of low operational costs and highly skilled talent positions businesses for success and provide more long-term stability than other cities."
>
> — Andrew Nave, Chief Economic Development Officer at the Greater Wichita Partnership

## Compare the Costs of Doing Business

- **All business equipment purchases are 100% property tax exempt.**
- Kansas had **the 7th lowest industrial natural gas total delivered cost among the 50 states** in 2020 at $3.38 per MCF (MM BTU) (U.S. Energy Information Administration)
- **Energy commercial rates in the Wichita area are 7.3% lower than the national average.** (C2ER COLI; 2022-Q1)
- Wichita area **industrial space average asking rent is 32% below the national average at $4.78/SF per year** compared to the national metro average asking rent: $7.01/SF per year (Q1-2018) (32% below national average)
- Wichita area **Class A office space average asking rent is 40% below national average at $19.39/SF per year** compared to the national metro average rent: $32.43/SF per year (Q1-2018)
- Wichita's April 2018 Means **Commercial Construction Cost Index was 11.5% below the national average** with a rating of 88.5**.**

### Wichita Area Office Space

### Vacancy Rate

| | |
|---|---|
| Overall | 19.1% |
| CBD | 22.1% |
| Overall Class A | 20.9% |
| Overall Class B | 18.3% |

### Asking Rent

| | |
|---|---|
| Overall Class A | $19.82 |
| Overall Class B | $14.15 |
| CBD (all classes) | $15.79 |
| Northeast (all classes) | $20.10 |
| Northwest (all classes) | $14.76 |
| Southeast (all classes) | $10.24 |
| Southwest (all classes) | $13.22 |

## Wichita Area Industrial Space

### Vacancy Rate

| | |
|---|---|
| Overall | 7.37% |

### Asking Rent

| | |
|---|---|
| Overal weighted average | $5.04 |

Source: NAI Martens Commercial Real Estate Services, Q2 2026 Office and Industrial Market Reports. Vacancy rates and weighted average asking rents per square foot.

## Commercial Construction Cost Index

Wichita Commercial Construction Cost Index 87.4
Includes materials and installation – about 12.6% below the national average of 100.0

Source: RSMeans Construction Cost Indexes (2024)

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- View the range of **Incentives and Financing** available for businesses ready to grow here.
- Discover how your business can save with low Tax and Utility costs.

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We invite you to connect with the Greater Wichita Partnership for more insight into the value of low operational costs and the long-term savings for business.

Contact Andrew