



Building Type:	Office
Available SF:	130,000
Total SF:	130,000
Number of Stories:	6
Ceiling Peak:	10 Ft.
Ceiling Eaves:	10 Ft.
Expandable:	Yes
Zoning:	Office, Business District
Site Size:	1.50 Acres
Year Built:	1916
Former Use:	Offices
Specialty Features:	Call Center Ready
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Masonry
Floor Type:	Other
Sale Price:	\$325,000
Lease Terms:	Negotiable
Lease Rate Note:	Negotiable
Last Updated:	Sep 6, 2023

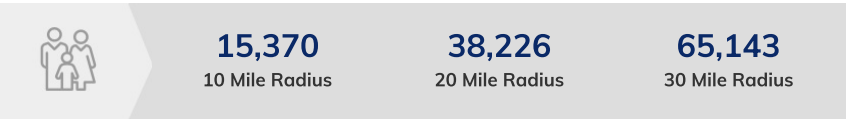
Economic Development Contact

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Property and Area Description

Recently renovated, Independence Corporate Offices is located in a prime downtown location with shopping, restaurants, museums, and hotels within walking distance. This five-story 1920's Art Deco building was modeled after the Empire State Building by oil man Harry Ford Sinclair as worldwide headquarters for his company, Sinclair Pipeline Company, and later as corporate offices for Atlantic Richfield. It has approximately 20,000 SF rentable space per floor. The building was constructed from red iron on 4-foot centers and 1-foot thick concrete with 1-inch rebar, enabling it to withstand even the strongest of storms. It has four elevator cars. The original marble floors and translucent glass panels remain in excellent condition throughout. There are three main entrances and three smaller entrances to give easy access to all suites. Amenities include 2 GB fiber connectivity to the building; extremely affordable non-dedicated ethernet service for tenants starting at \$19.95/mo.; dialer system for large call centers; Johnson Controls automated control system and new HVAC system; and energy efficient lighting; ADA-compliant access and restrooms; Braille-marked elevators, and strobe-lighted fire alarms; conference rooms available for training and event hosting; office furniture (desks, chairs, conferences table and cubicles); assigned parking available; secure building access available; on-line maintenance management ticketing. The property's 5th floor previously housed a call center. In addition, the 5th floor has flex space in to most of the 4th floor, allowing for a large organization to easily adapt the space to their needs. A child care facility was previously located on the main floor. The ARCO Building awaits development and would be idea for a Historical Tax Credit project. It it ideal for a large single tenant with space for additional offices/businesses and with potential for residences to be built on the upper floors. The owner is willing to consider an offer including an owner-carry mortgage arrangement.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: US Hwy. 75, south of Caney (24.00 mi.)
Nearest Interstate: I-44 (east-west) (70.00 mi.)
Nearest Airport: Independence Municipal Airport (7.00 mi.)
Nearest Commercial Airport: Tulsa International Airport (75.00 mi.)
Rail Served: No
Rail Served By: Other
Rail Infrastructure in Place: Unknown

Utilities

Electric: Westar Energy, Inc.

Natural Gas: Atmos Energy

Water: City of Independence

Sewer: City of Independence

Property Images



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