

# STUNNING ARCHITECTURE AMIDST SERENE LANDSCAPES FOR SALE



**5000 EAST 29TH ST N, WICHITA, KS 67220**

**JAKE RAMSTACK** | M 316-841-3814 | [jake@insitere.com](mailto:jake@insitere.com)

**InSite**  
REAL • ESTATE • GROUP

# PIONEER BALLOON CO BUILDING

5000 East 29th St N, Wichita, KS 67220

## PROPERTY INFO

 **SALE PRICE**  
\$9,500,000

 **LEASE RATE**  
Negotiable

 **LOT SIZE**  
27.434 Acres

 **ZONING**  
General Office

 **BUILDING SIZE**  
48,276 SF

 **YEAR BUILT**  
1995

 **2023 TAXES**  
\$159,316.30

## HIGHLIGHTS

- Concrete construction
- Extensive Parking Area
- Efficient floor plan
- Quality finishes
- Well maintained
- Close proximity to K96
- Nestled into Chisholm Creek State Park
- Near restaurants & services
- Gated drive
- Private location
- Open layouts
- Full basement
- Multiple patios
- Wooded surroundings



# DEMOGRAPHICS & DRIVE TIMES



## DEMOGRAPHICS

1 Mile      3 Miles      5 Miles



## DAYTIME POPULATION

8,229      69,568      190,787



## NO. OF HOUSEHOLDS

3,112      24,741      61,153



## NO. OF BUSINESSES

150      2,503      8,254



## TRAFFIC COUNT

29th St: 9,517

Oliver Ave: 16,501

K96: 61,900



## DRIVE TIMES

Koch Industries - Less than 5 minutes

Wichita State University - Less than 5 minutes

Bradley Fair - 8 minutes

Kellogg - 10 minutes

Downtown Wichita - 13 minutes

McConnell Air Force base - 18 minutes

Eisenhower Airport - 20 minutes

Sedgwick County Zoo - 14 minutes

Park City - 10 minutes

New Market Square - 23 Minutes









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[YOUTUBE LINK - CLICK HERE](#)



# AREA OVERVIEW





235

# AREA OVERVIEW

K KOCH

QT

37th St

96

Walmart Market

29th St

SITE

21st St

WICHITA STATE UNIVERSITY

BRADLEY FAIR

135

13th St

Central Ave

DOWNTOWN WICHITA

TOWNE EAST SQUARE

254

Kellogg Dr

# SITE OVERVIEW



# POTENTIAL USES

## SCHOOL

Remodel

## DATA CENTER

Re-purpose

## BUSINESS PARK

Redevelopment

## CYBER SECURITY

Re-purpose

## FINE ARTS CENTER

Re-purpose

## RESIDENTIAL

Re-purpose

## NEIGHBORHOOD

Redevelopment

## ASSISTED LIVING

Remodel

## SOBER LIVING

Remodel

## EVENT CENTER

Remodel

## VENUE

Remodel

## MEDICAL CENTER

Remodel

## LEARNING CENTER

Re-purpose

## CORPORATE HEADQUARTERS

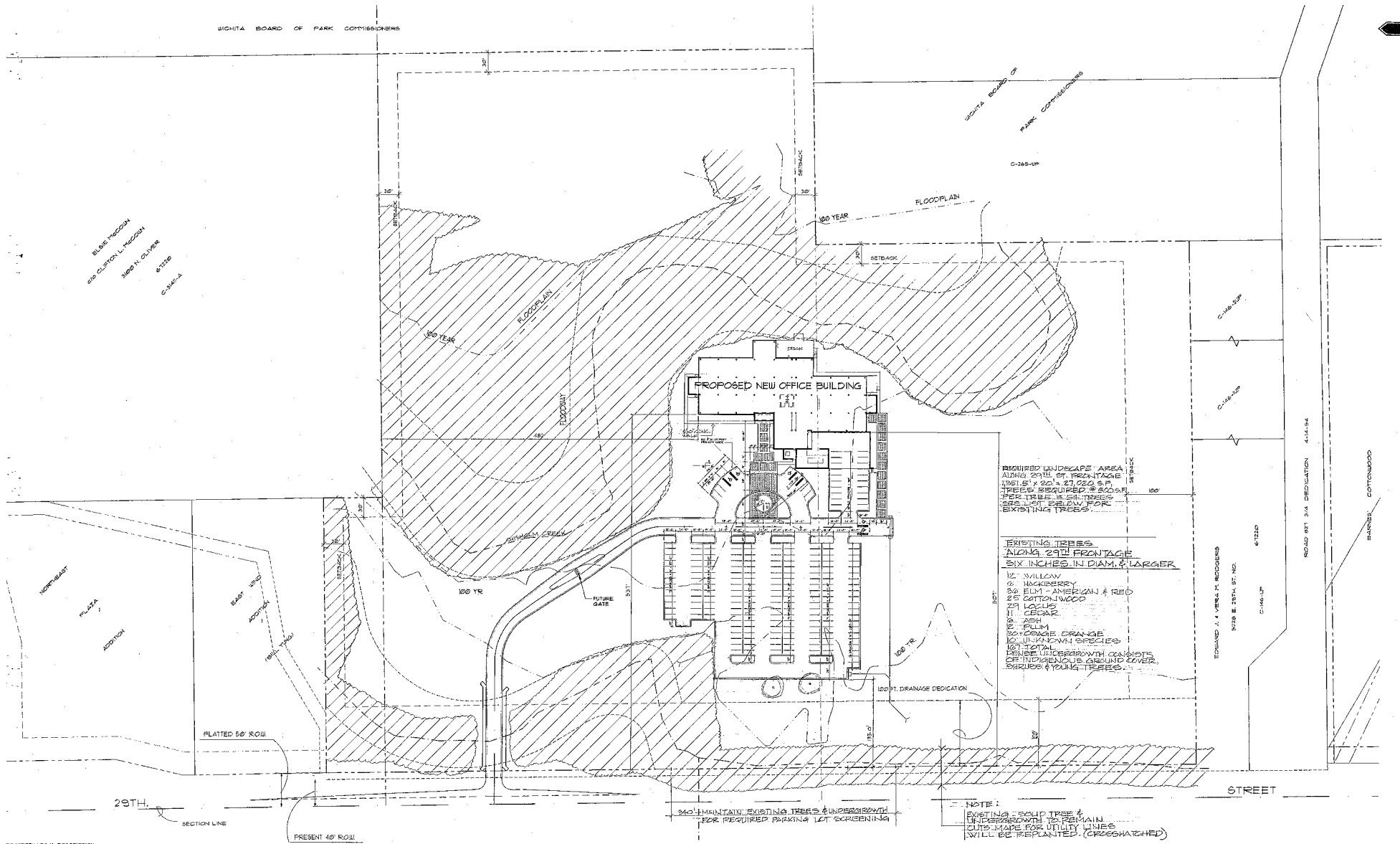
Re-purpose

## BACHELOR PAD

Re-purpose



# SITE PLAN



REQUIRED LANDSCAPE AREA  
ALONG 29TH ST FRONTAGE  
1381.5' X 20' = 27,630 S.F.  
TREES REQUIRED @ 500 S.F.  
PER TREE @ 54 TREES  
SEE LOT BELOW FOR  
EXISTING TREES.

EXISTING TREES  
ALONG 29TH FRONTAGE  
SIX INCHES IN DIAM. & LARGER

- 12' WILLOW
- 6' HACKBERRY
- 26' ELM - AMERICAN & RED
- 25' COTTONWOOD
- 29' LOCUS
- 11' CEDAR
- 8' ASH
- 8' PINE
- 10' ORANGE ORANGE
- 10' UNKNOWN SPECIES

GENERAL  
PENETR. UNDERGROWTH CONSISTS  
OF INDIGENOUS ROUND COVER,  
SHRUBS & YOUNG TREES.

NOTE:  
EXISTING - SOLID TREE &  
UNDERGROWTH TO REMAIN  
SITE MAKE FOR UTIL. LINES  
WILL BE REPLANTED. (CROSSHATCHED)

PROPERTY LEGAL DESCRIPTION:  
BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 35 SOUTH RANGE 16 EAST OF THE 6TH P.M. IN DEWEESE COUNTY, KANSAS; THENCE EAST ALONG THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 864.6 FEET; THENCE NORTH 84.6 FEET TO A POINT 84.6 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 846 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE SOUTH 40 FEET THEREOF FOR ROAD, COMMONLY REFERRED TO AS 5330 EAST 29TH STREET NORTH, WICHITA, KANSAS.

AND ALSO:  
THE SOUTH 83.25 FEET OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER AND THE EAST 50 FEET OF THE SOUTH 46 FEET OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 36, TOWNSHIP 35 SOUTH RANGE 16 EAST OF THE 6TH P.M. IN DEWEESE COUNTY, KANSAS.

**SITE PLAN LANDSCAPE**  
SCALE: 1" = 60'

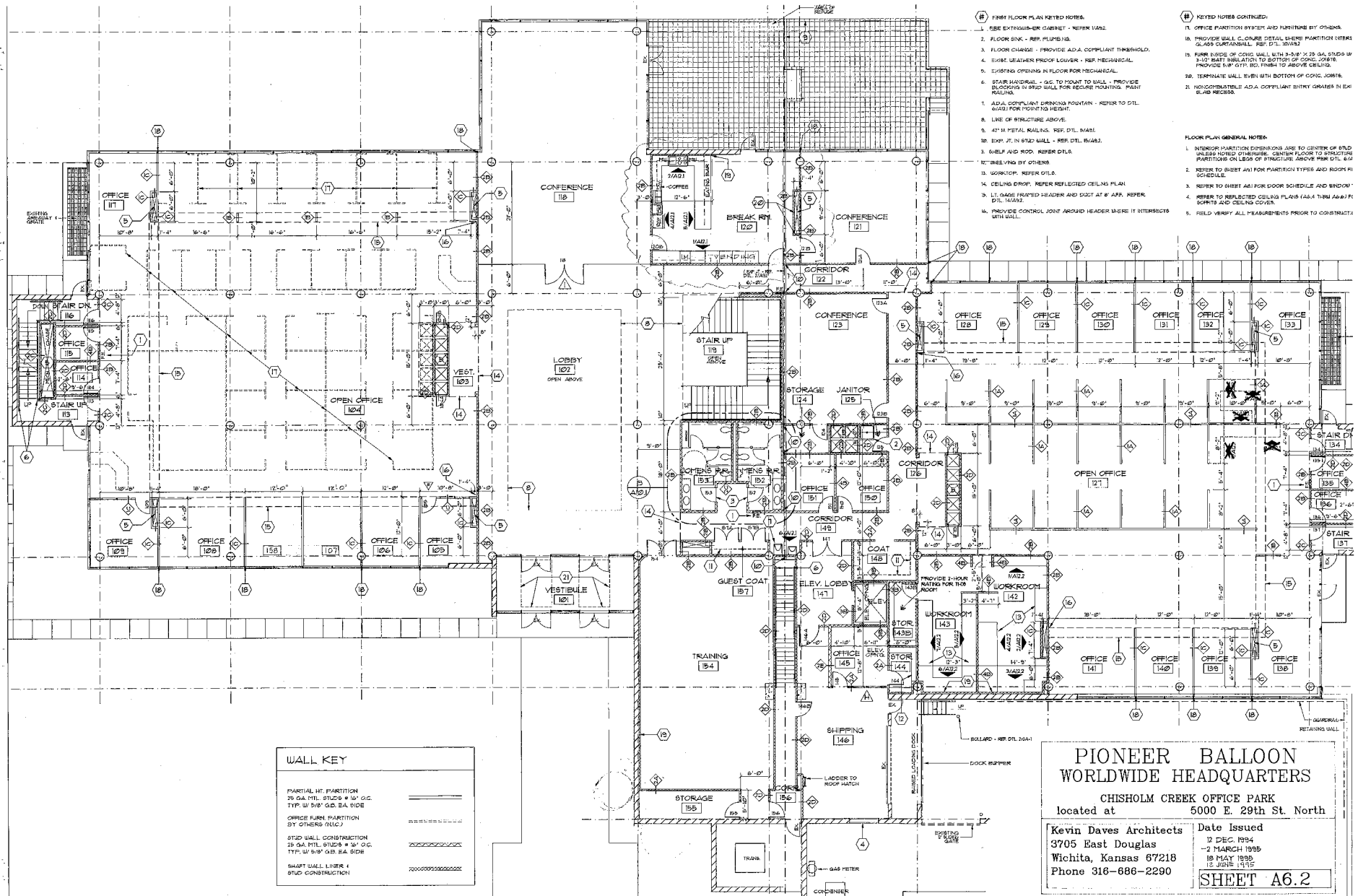
**PIONEER ANSELL**  
**WORLDWIDE HEADQUARTERS**  
CHISHOLM CREEK OFFICE PARK  
located at 5000 E. 29th St. North

Kevin Daves Architects  
3705 East Douglas  
Wichita, Kansas 67218  
Phone 316-686-2290

Date Issued  
15 SEPT 1994  
**SHEET L-1**



# FIRST FLOOR



- (#) FIRST FLOOR PLAN KEYED NOTES**
1. 55SE EXTINGUISHER CABINET - REFER VARS.
  2. FLOOR SINK - REFER PLUMBING.
  3. FLOOR CHANGE - PROVIDE ADA COMPLIANT THRESHOLD.
  4. EXIST WEATHER PROOF GLOVER - REFER MECHANICAL.
  5. EXISTING OPENING IN FLOOR FOR MECHANICAL.
  6. STAIR HANDRAIL - S.C. TO MOUNT TO WALL - PROVIDE BLOODSTOP IN BRG WALL FOR EXISTING FOOTING. PAINT RAILING.
  7. ADA COMPLIANT DRINKING FOUNTAIN - REFER TO DTL. GUARD FOR FINISHING HEIGHT.
  8. LINE OF STRUCTURE ABOVE.
  9. 42" H METAL RAILING. REFER DTL. VARS.
  10. EXIST 7/8" IN STAIR WALL - REFER DTL. VARS.
  11. SHELF AND ROD. REFER DTL.
  12. DRINKING BY OTHERS.
  13. WORKTOP. REFER DTL.
  14. CEILING DROP. REFER REFLECTED CEILING PLAN.
  15. LIGHT BASE MOUNTED HEADER AND DUCT AT 8' AFF. REFER DTL. VARS.
  16. PROVIDE CONTROL JOINT AROUND HEADER WHERE IT INTERSECTS WITH WALL.

- (#) KEYED NOTES CONTINUED**
17. OFFICE PARTITION SYSTEM AND FURNITURE BY OTHERS.
  18. PROVIDE WALL CLADDING DETAIL (SEEN PARTITION SYSTEM) 24" HIGH CURTAINWALL. REFER DTL. VARS.
  19. FINISH FLOOR OF CONC. WALL WITH 3/4" X 3/4" X 25' GA. GUSSET W/ 3/4" BATT INSULATION TO BOTTOM OF CONC. CORE. PROVIDE 3/4" CITY ROD FINISH TO ABOVE CEILING.
  20. TERMINATE WALL EVEN WITH BOTTOM OF CONC. JOISTS.
  21. NONCOMBUSTIBLE ADA COMPLIANT ENTRY GRATES IN EX. BLVD DECKING.

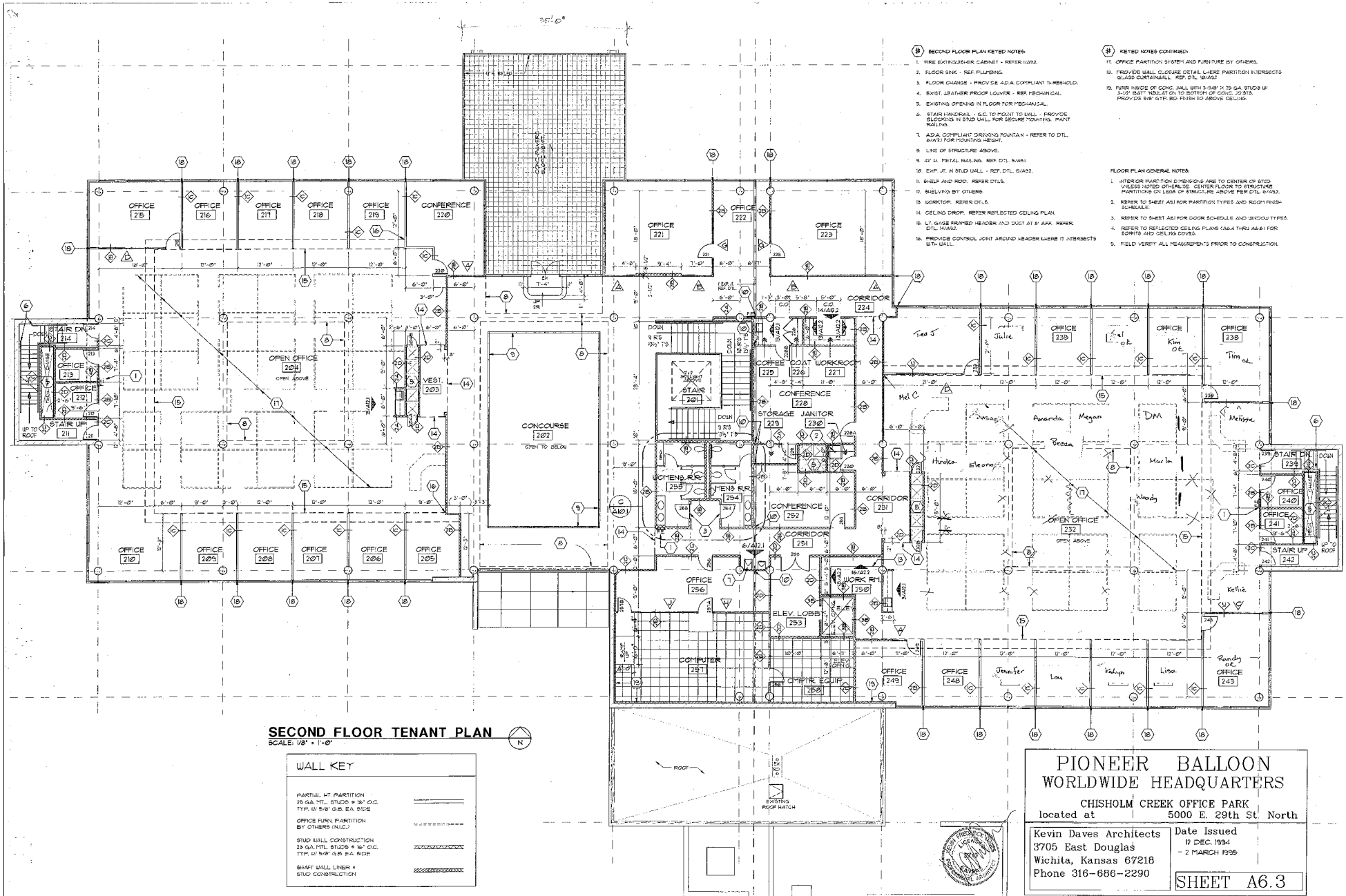
- FLOOR PLAN GENERAL NOTES**
1. INTERIOR PARTITION DIMENSIONS ARE TO CENTER OF END UNLESS NOTED OTHERWISE. CENTER FLOOR TO STRUCTURE PARTITION ON LESS OF STRUCTURE ABOVE FROM DTL. S.P.
  2. REFER TO SHEET A61 FOR PARTITION TYPES AND ROOM FINISH SCHEDULE.
  3. REFER TO SHEET A61 FOR DOOR SCHEDULE AND WINDOW.
  4. REFER TO REFLECTED CEILING PLAN (A64 THRU A66) FOR PARTITION AND CEILING COVER.
  5. FIELD VERIFY ALL MEASUREMENTS PRIOR TO CONSTRUCTION WITH SAIL.

WALL KEY	
PARTIAL HT. PARTITION 75 G.A. PTL. STUDS @ 16" O.C. TYP. W/ 5/8" G.B. EA. SIDE	=====
OFFICE PLUMB PARTITION BY OTHERS (N/C)	-----
STUD WALL CONSTRUCTION 25 G.A. PTL. STUDS @ 16" O.C. TYP. W/ 5/8" G.B. EA. SIDE	=====
SHARP WALL LINER 1 STUD CONSTRUCTION	=====

**PIONEER BALLOON**  
**WORLDWIDE HEADQUARTERS**  
 CHISHOLM CREEK OFFICE PARK  
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Kevin Daves Architects 3705 East Douglas Wichita, Kansas 67218 Phone 316-686-2290	Date Issued 12 DEC. 1994 - 2 MARCH 1995 18 MAY 1995 12 JUNE 1995
<b>SHEET A6.2</b>	

# SECOND FLOOR

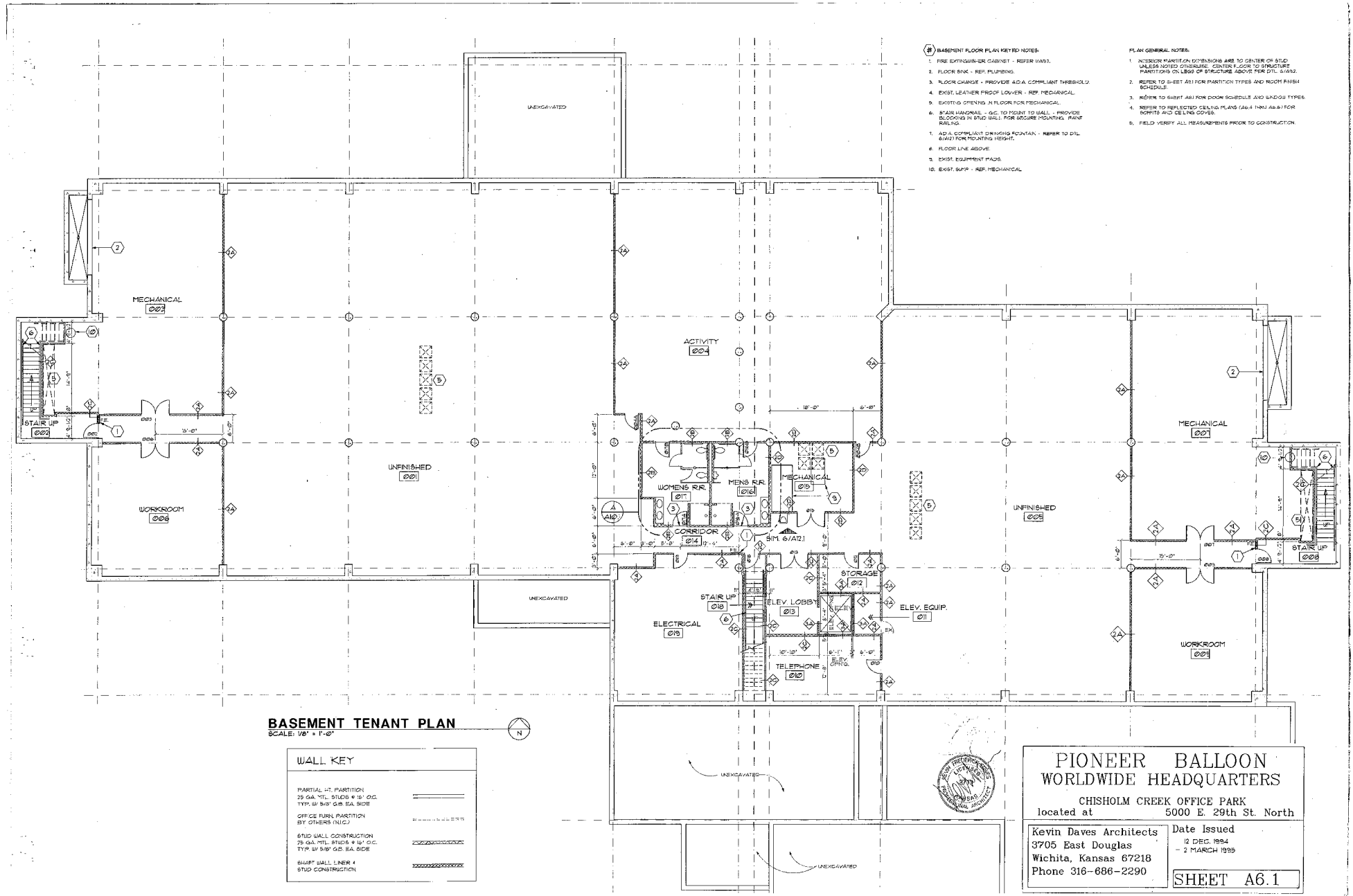


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Kevin Daves Architects Date issued  
3705 East Douglas 12 DEC. 1994  
Wichita, Kansas 67218 -7 MARCH 1998  
Phone 316-686-2290

**SHEET A6.3**

# BASEMENT FLOOR PLAN



- (#) BASEMENT FLOOR PLAN KEYED NOTES:**
1. FIRE EXTINGUISHER CABINET - REFER H.A.S.S.
  2. FLOOR ENCL - REF. PLUMBING.
  3. FLOOR CHANGE - PROVIDE ADA COMPLIANT THRESHOLD.
  4. EXIST. LEATHER PROOF LOWER - REF. MECHANICAL.
  5. EXISTING OPENING IN FLOOR FOR MECHANICAL.
  6. SHIMS/GANGS - S/C TO FLOOR TO WALL - PROVIDE BLOCKS IN STUD WALL FOR SECURE MOUNTING. PAINT RAILING.
  7. ADA COMPLIANT DRINKING FOUNTAIN - REFER TO DTL 6/A12 FOR MOUNTING HEIGHT.
  8. FLOOR LINE ABOVE.
  9. EXIST. EQUIPMENT PADS.
  10. EXIST. SUPP - REF. MECHANICAL.

- PLAN GENERAL NOTES:**
1. INTERIOR PARTITION DIMENSIONS ARE TO CENTER OF STUD UNLESS NOTED OTHERWISE. CENTER FLOOR TO STRUCTURE PARTITIONS ON LEGS OF STRUCTURE ABOVE PER DTL 6/A25.
  2. REFER TO S-SHEET A61 FOR PARTITION TYPES AND ROOM FINISH SCHEDULES.
  3. REFER TO S-SHEET A61 FOR DOOR SCHEDULE AND SCHEDULE TYPES.
  4. REFER TO REFLECTED CEILING PLANS (A64 1/4N A64) FOR BOARDS AND CEILING COVERS.
  5. FIELD VERIFY ALL MEASUREMENTS PRIOR TO CONSTRUCTION.

**BASEMENT TENANT PLAN**  
SCALE: 1/8" = 1'-0"

WALL KEY	
PARTIAL HT. PARTITION 25 GA. TYP. STUDS @ 31" O.C. TYP. W/ 3/8" G.S. EA. SIDE	=====
OFFICE FURN. PARTITION BY OTHERS (N/C)	-----
6"UD WALL CONSTRUCTION 25 GA. TYP. STUDS @ 31" O.C. TYP. W/ 3/8" G.S. EA. SIDE	=====
SHARP WALL LINER 4 STUD CONSTRUCTION	=====

**PIONEER BALLOON  
WORLDWIDE HEADQUARTERS**

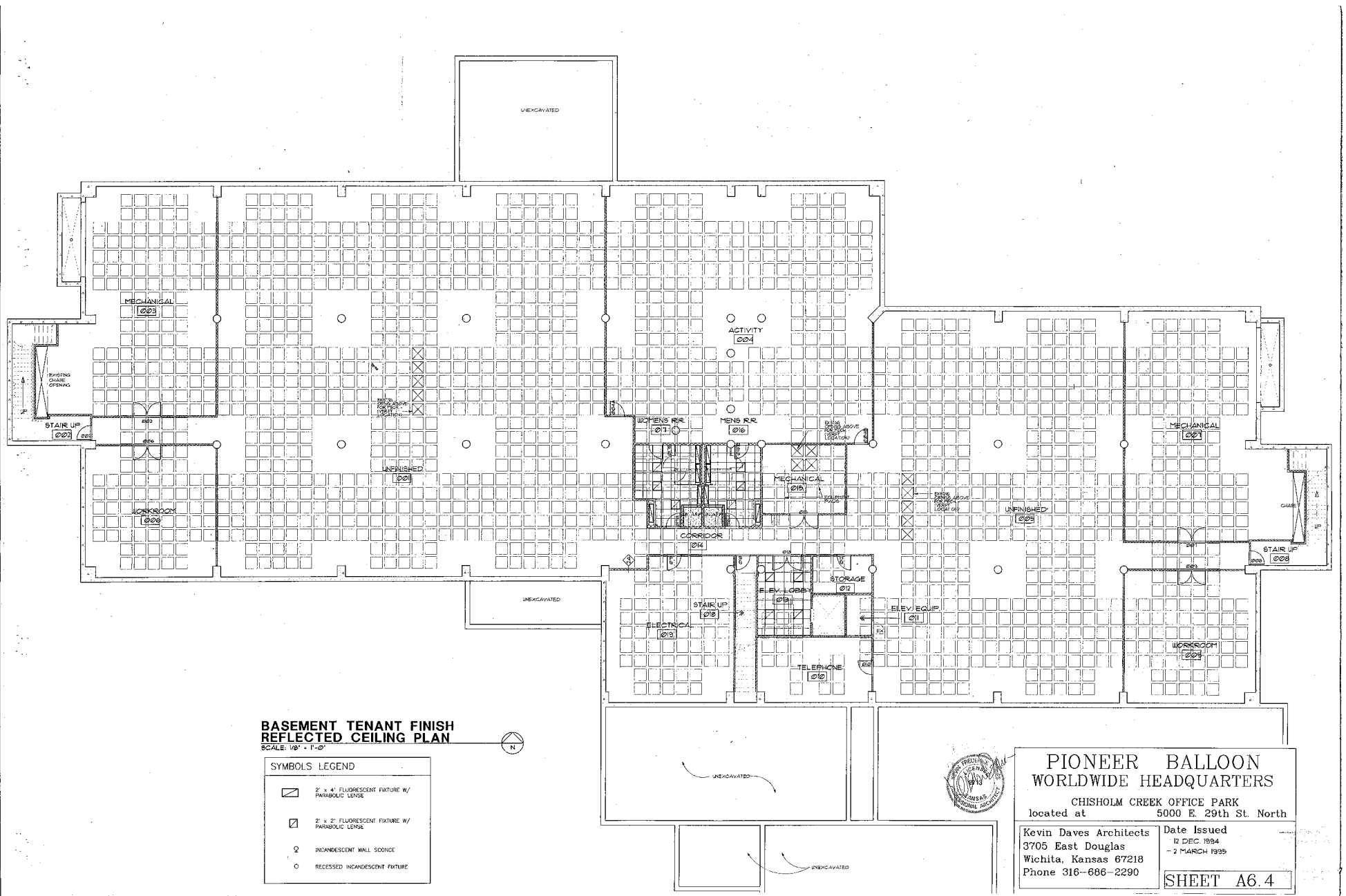
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**SHEET A6.1**

# BASEMENT REFLECTED CEILING PLAN



**BASEMENT TENANT FINISH  
REFLECTED CEILING PLAN**  
SCALE: 1/8" = 1'-0"

SYMBOLS LEGEND	
	2' x 4' FLUORESCENT FIXTURE W/ PARABOLIC LENS
	2' x 2' FLUORESCENT FIXTURE W/ PARABOLIC LENS
	INCANDESCENT WALL SCONCE
	RECESSED INCANDESCENT FIXTURE



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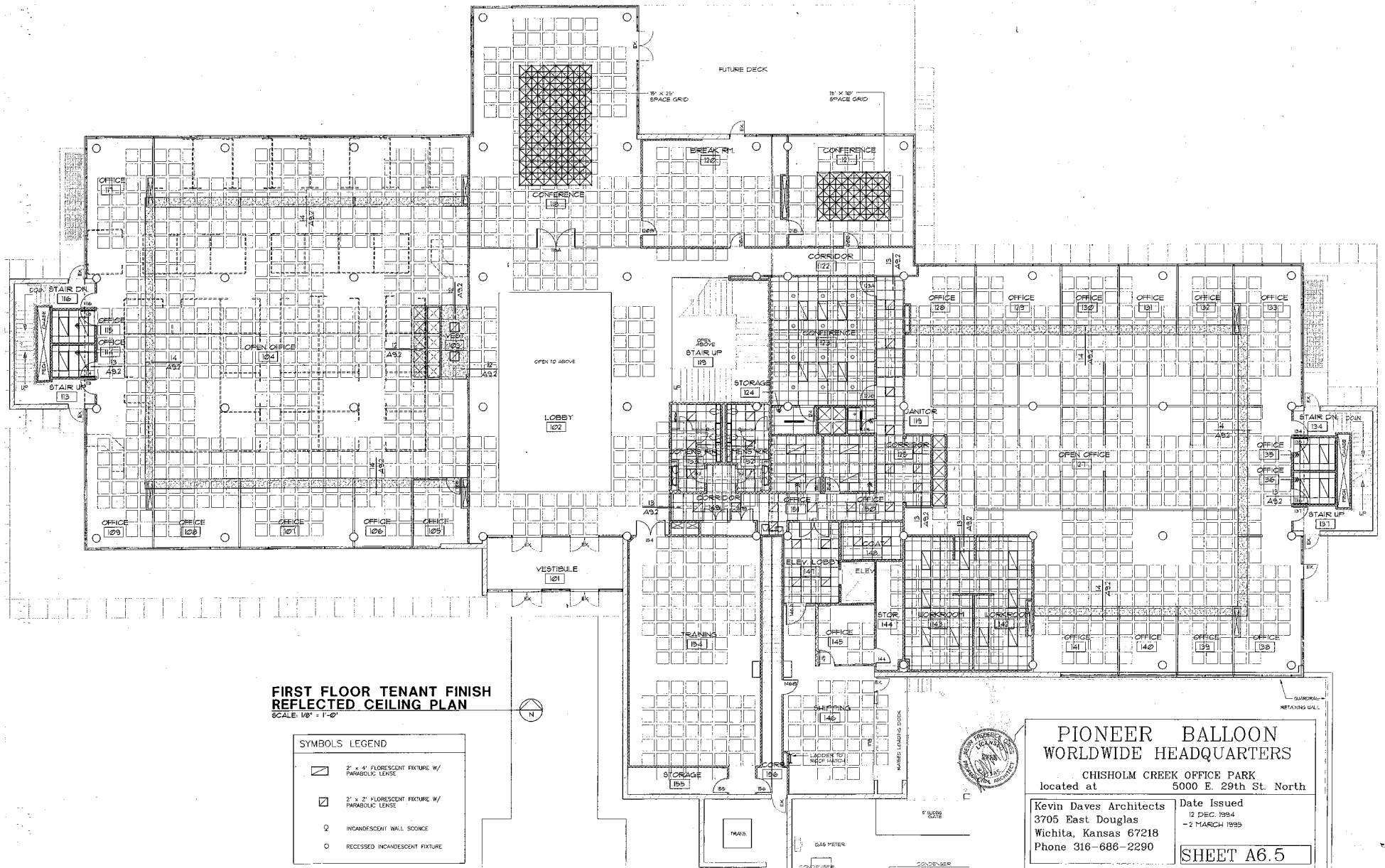
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Date Issued  
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- 2 MARCH 1985

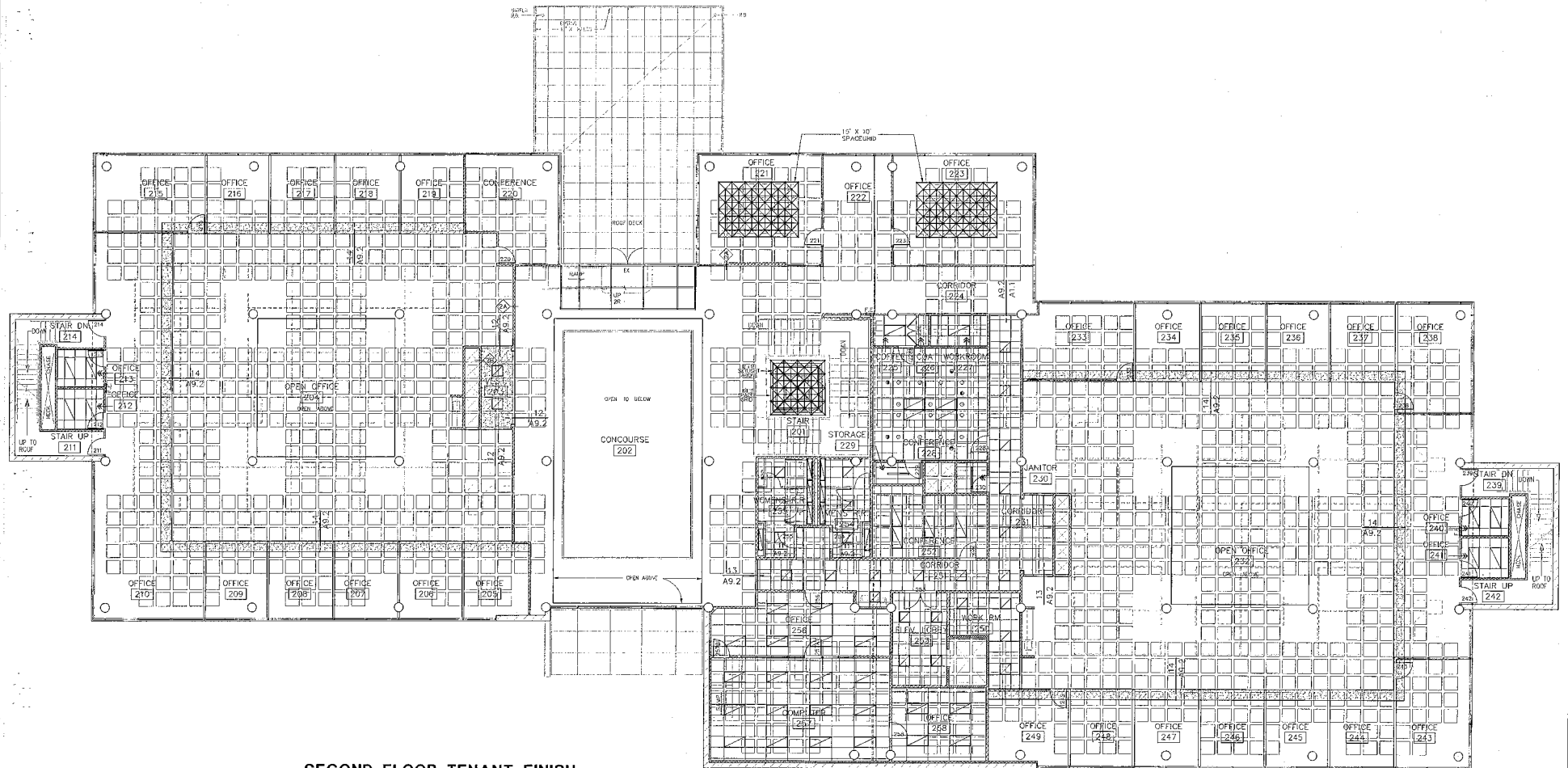
**SHEET A6.4**



# FIRST FLOOR REFLECTED CEILING PLAN



# SECOND FLOOR REFLECTED CEILING PLAN



**SECOND FLOOR TENANT FINISH  
REFLECTED CEILING PLAN**  
SCALE: 1/8" = 1'-0"

SYMBOLS LEGEND	
	2' x 4' FLORESCENT FIXTURE W/ PARABOLIC LENSE
	2' x 2' FLORESCENT FIXTURE W/ PARABOLIC LENSE
	INCANDESCENT WALL SCONCE
	RECESSED INCANDESCENT FIXTURE

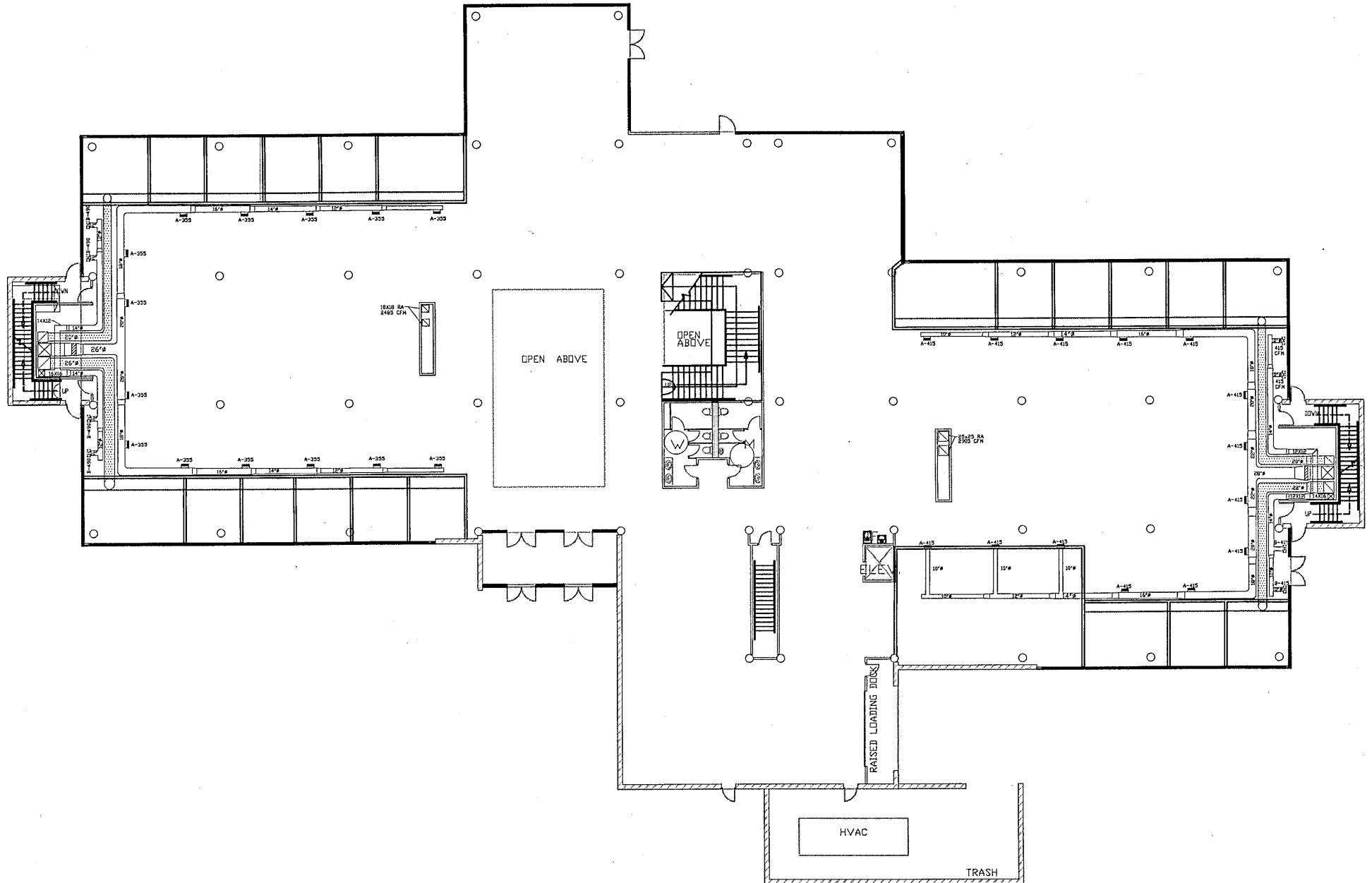
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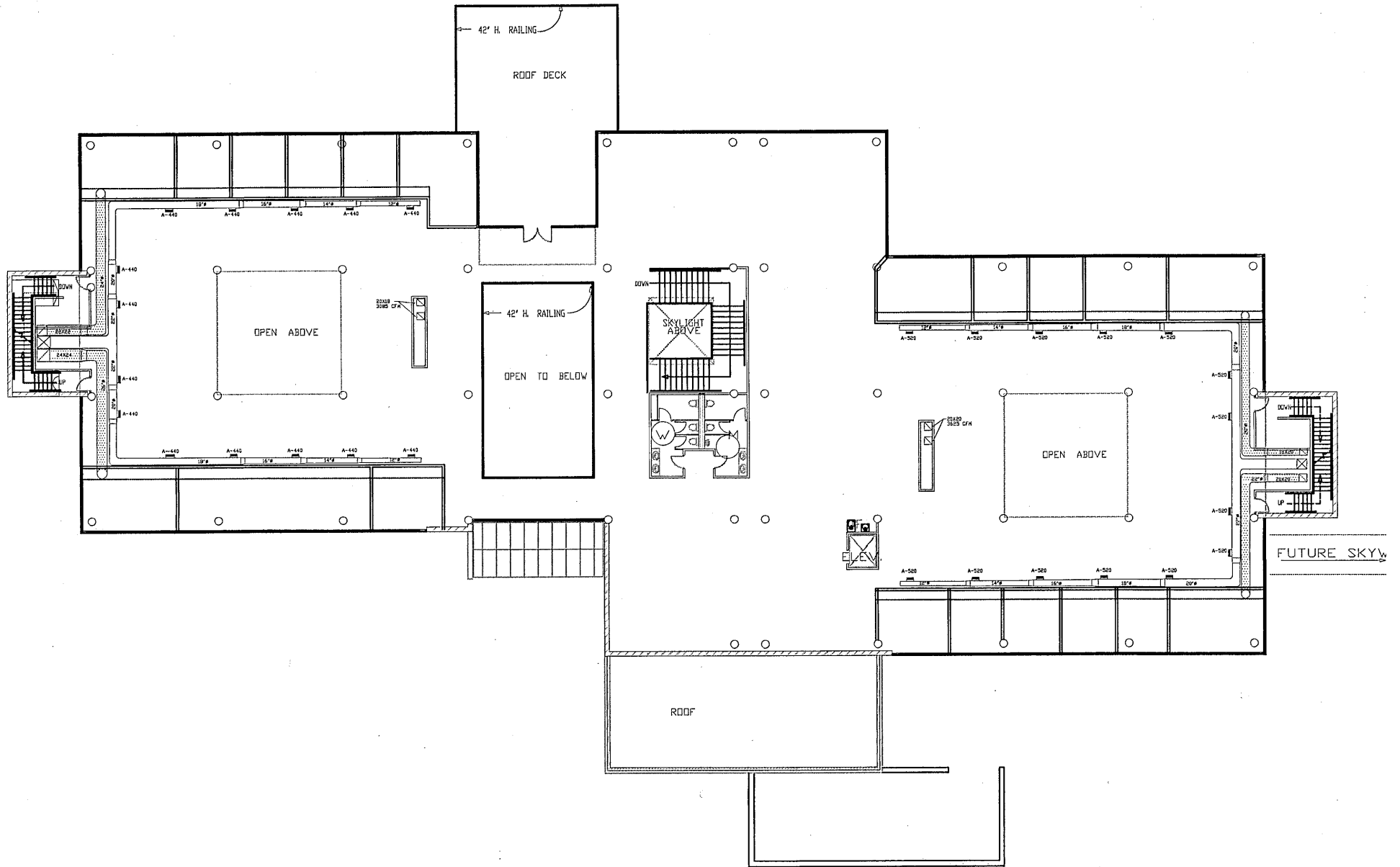
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- 2 MARCH 1995

**SHEET A6.6**

# FIRST FLOOR MECHANICAL PLAN



# SECOND FLOOR MECHANICAL PLAN





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