



FOR LEASE

THE ICE HOUSE

165 S. Rock Island | Wichita, KS

The "Ice House" in the Heart of Downtown Wichita

9,562 SF AVAILABLE • 2 OFFICES • \$23/SF + NNN



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Occidental Management, Inc.
165 S. Rock Island, Ste. 300, Wichita, KS 67202 | occmgmt.com | 316.262.3331



CLASS A OFFICE BUILDING

AVAILABLE SPACE

Total Available | 9,562 SF

First Floor | 4,391 SF

Second Floor | 5,171 SF

NNN | \$6.36 SF

*SF figures inclusive of 14.32% Load Factor

PROPERTY OVERVIEW

World-Class Real Estate in Wichita, KS

An "Ice House" in the heart of downtown Wichita

The Ice House is located east of the Union Station campus in the heart of the downtown office market. Surrounded by a variety of amenities, this property is ideally situated to provide an office solution for companies looking to recruit and retain top employees.



OUTDOOR PATIO SPACE

AVAILABLE SPACE				
	SPACE AVAILABLE	SPACE DETAILS	LEASE RATE	2023 NNN ESTIMATE
SUITE 110	4,391 SF	1st Floor	\$23.00/SF	\$6.36 SF
SUITE 250	5,171SF	2nd Floor	\$23.00/SF	\$6.36 SF

DOWNTOWN DEVELOPMENT INVESTMENT					
LOCAL POPULATION		LOCAL PUBLIC		LOCAL PRIVATE	
MILE 1	12,215	2020	\$3M	2020	\$113M
MILE 3	103,578				
MILE 5	221,836	10 YEAR	\$92M	10 YEAR	\$747M

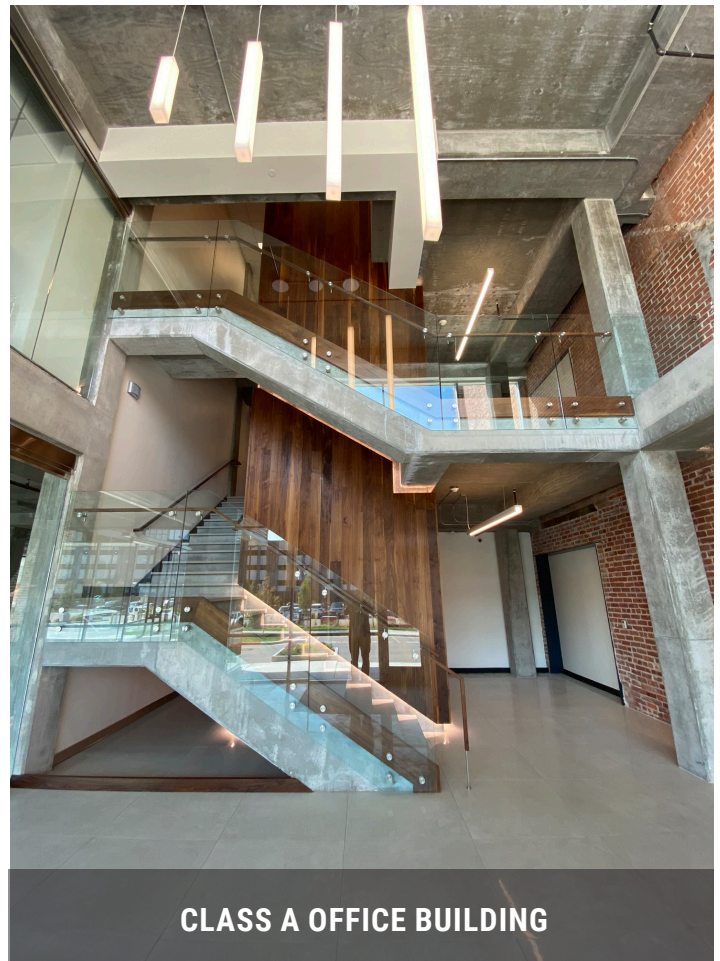


CONTEMPORARY ELEMENTS

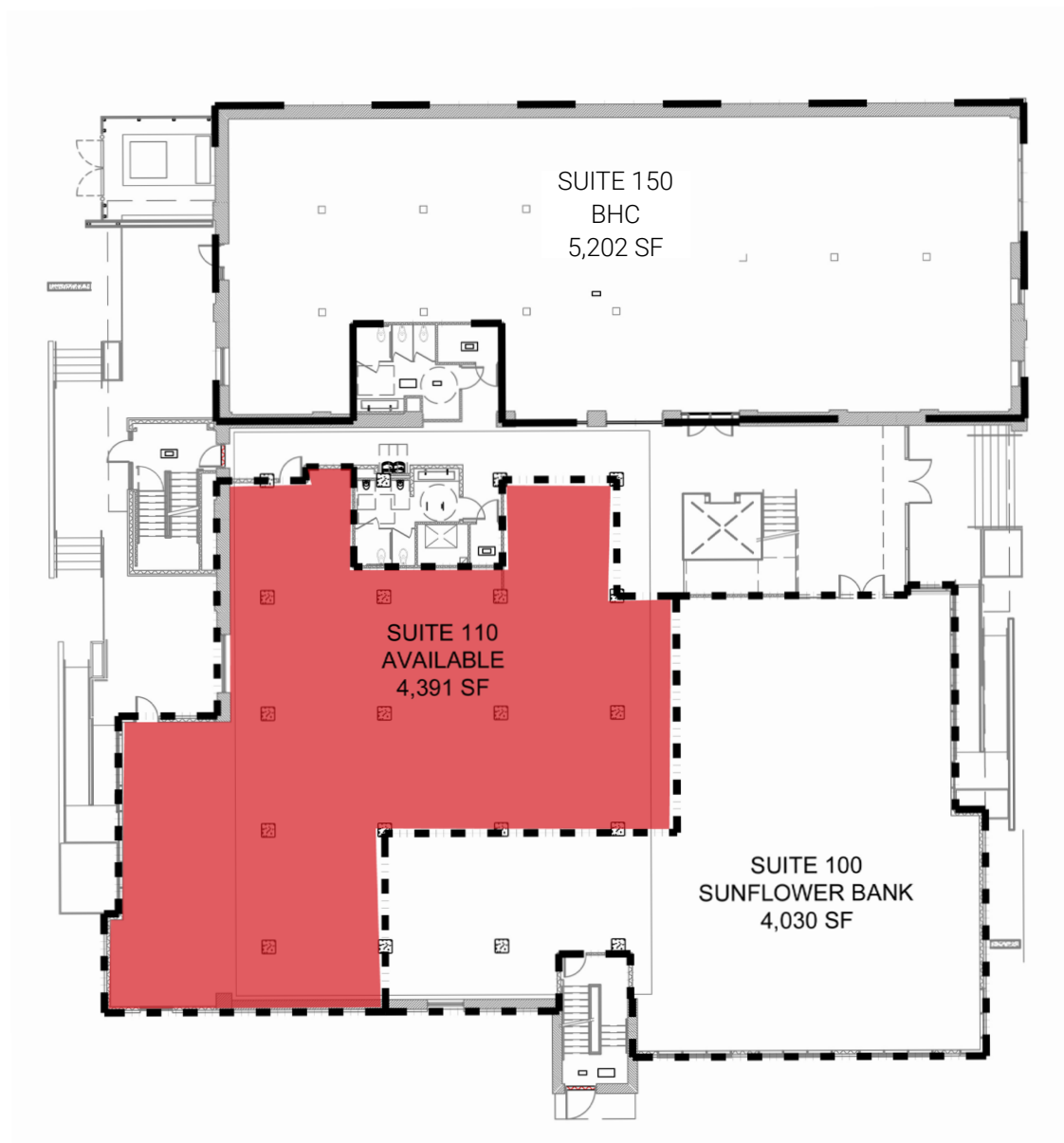
LOCATION

High-Caliber Real Estate

The building has been completely renovated into 38,000 SF of Class A office space on three levels. The building has a mix of historic and contemporary elements allowing for multiple office layout concepts for innovative business tenants.



CLASS A OFFICE BUILDING



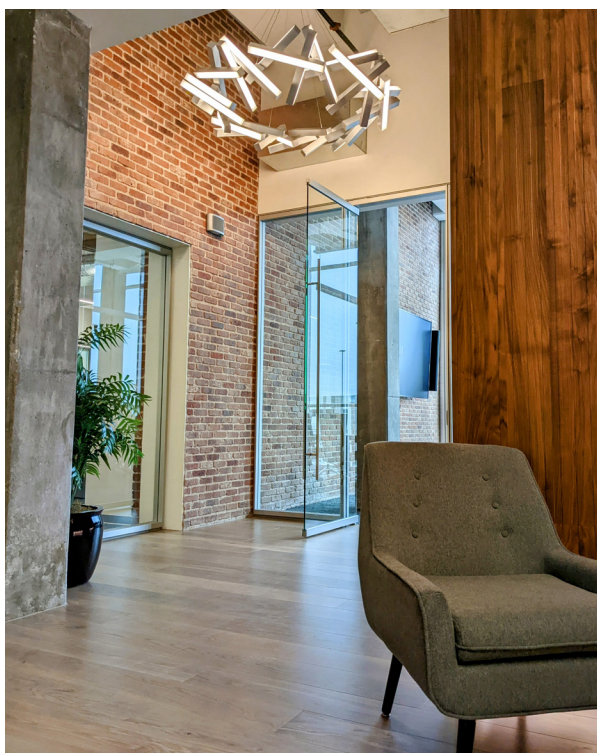
FLOOR DETAILS

Suite 110 • 4,391 SF • Main Floor Access



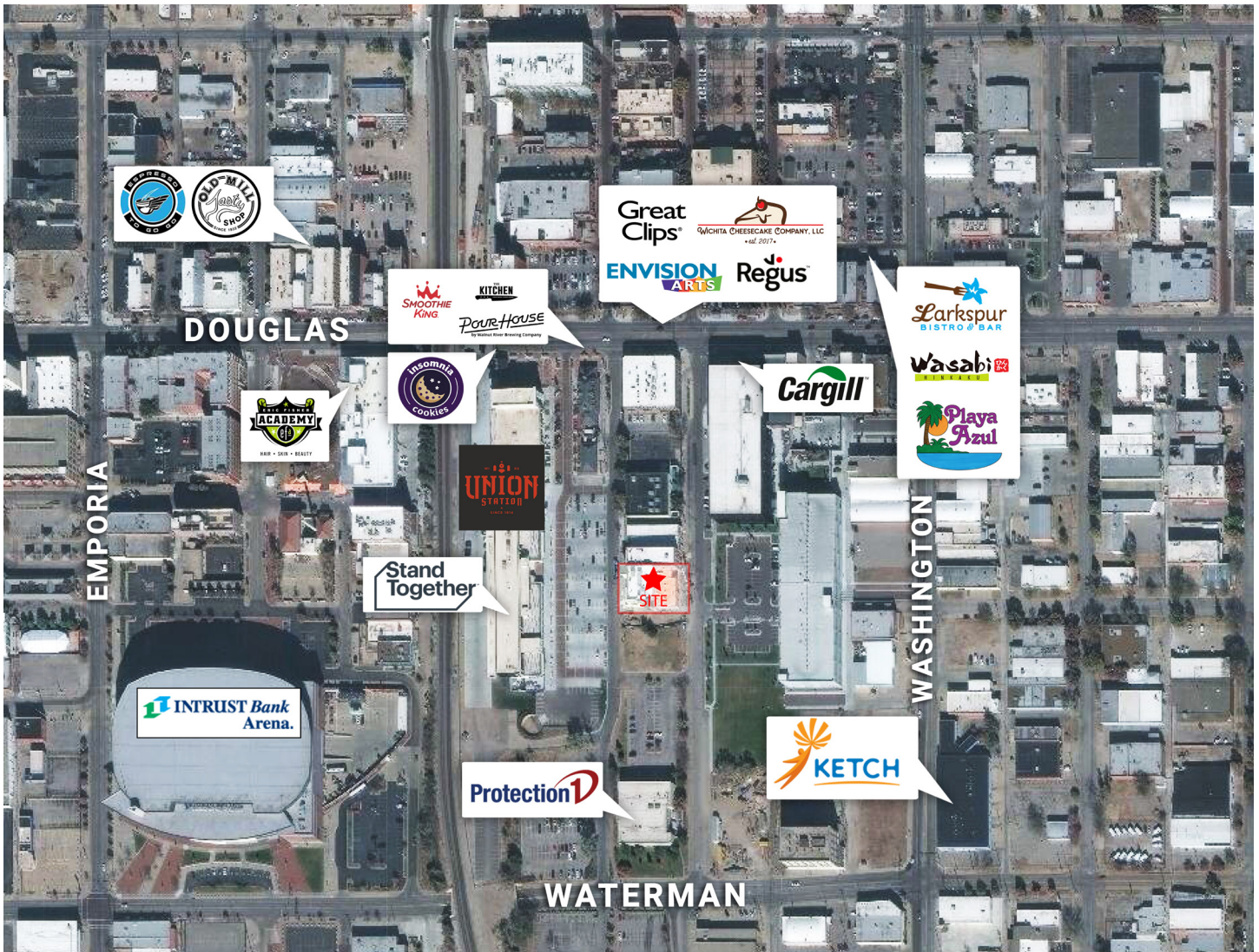
FLOOR DETAILS

Suite 250 • 5,171 SF • Divisible



Office Space for the Future Rooted in History

Originally constructed in 1901 as a hardware store and ice storage facility, the building began storing large blocks of ice coming off the surrounding rail lines in 1909. The current building is architecturally appealing with a mix of historic and contemporary elements allowing for multiple office layout concepts for tenants in a Class A setting.



Office Space for the Future Rooted in History

BUSINESSES NEARBY

Alloy Architecture, Ambassador Hotel, Drury Plaza Hotel, Hotel at Old Town, Hyatt Regency Hotel, Intrust Bank Arena, Smoothie King, The Kitchen, Regus, Pour House, Old Town District shops and restaurants.

Real Estate Brokerage Relationships

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.

Types of Brokerage Relationships: A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

Seller's Agent: The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

Buyer's Agent: The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

A Transaction Broker is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

Duties and Obligations: Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

An Agent, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the clients confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

The transaction broker is responsible for performing the following duties:

- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

Agents and Transaction Brokers have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

General Information: Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

Licensee

Gary Oborny

Supervising/branch broker

Occidental Management, Inc.

Real estate company name approved by the commission

Buyer Seller Acknowledgement (not required)

Approved by the Kansas Real Estate Commission on Oct. 10, 2017