



FOR LEASE

Historic Occidental Property

This Historic Building is conveniently located within walking distance of the Sedgwick County Courthouse, City Hall, Epic Center, financial institutions, restaurants, and Century II Performing Arts & Convention Center, making this a perfect location for your business.

Renovated in 1980, the Occidental Property still mirrors its original appearance both on the exterior and interior, yet provides functional and stylish office spaces for lease.



Location:

300 N. Main St.

Wichita, KS 67212

Space Available:

Suite 100- 3,200 SF

Suite 104- 1,675 SF

Suite 201- 1,633 SF

Suite 202- 1,719 SF

Suite 204- 3,226 SF

Suite 205- 649 SF

Suite 300- 3,229 SF

Suite 301- 351 SF

Suite 306- 1,215 SF

Lease Rate:

Negotiable

+ Full Service Lease

Parking:

36 Spaces for Onsite
Parking

CHAD STAFFORD
8111 E. 32nd St. N.
Suite 101
Wichita, KS 67226

chad@occmgmt.com

www.occmgmt.com

T: 316-262-3331

C: 720-289-5824

@occmgmt



Historic Occidental Property

The Historic Occidental Hotel was built in 1873-1874, which plays in part of the buildings significance in that it is the only remaining building of the “Cowntown” era and the only documents building still standing today from the City’s incorporation in 1870 to 1850.



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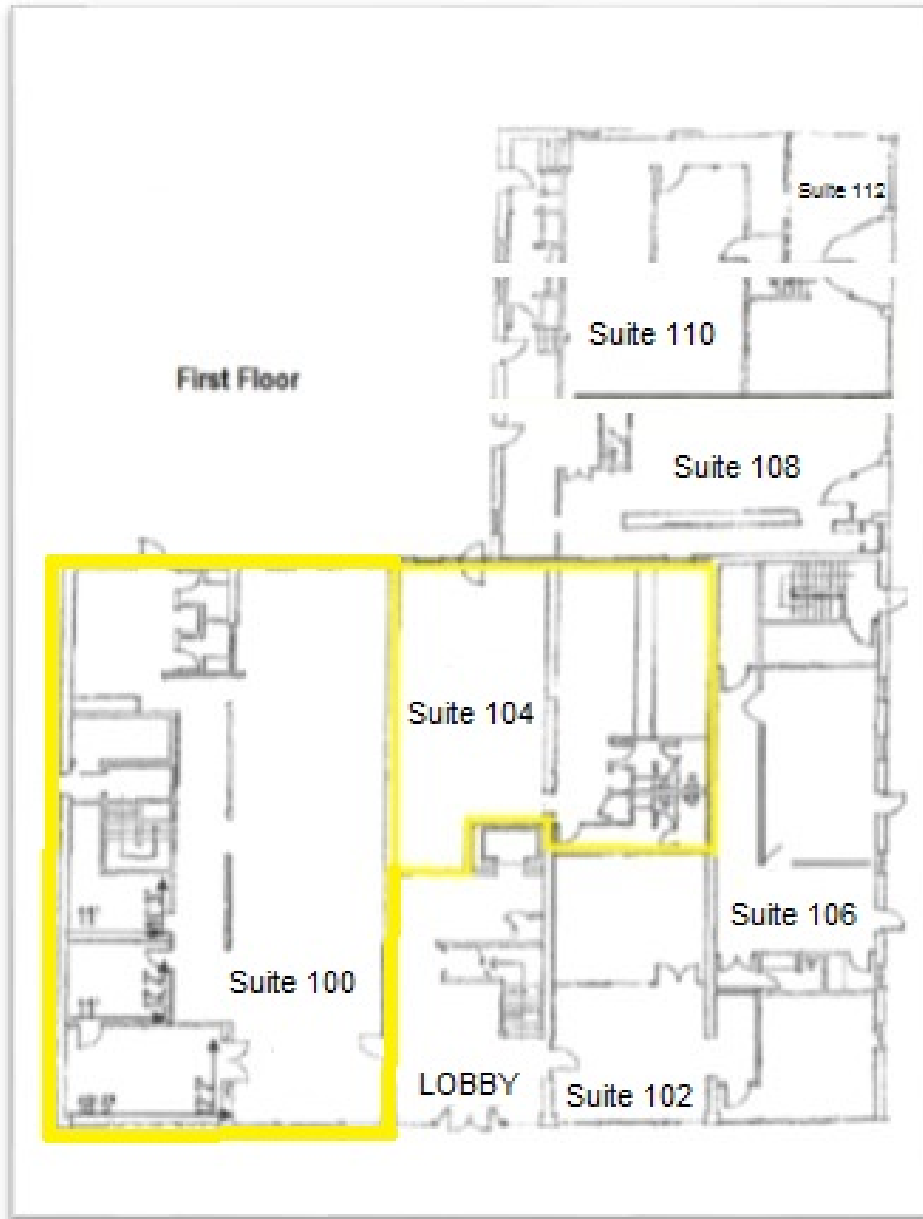
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Historic Occidental Property

Frist Floor

Suite 100- 3,200 SF

Suite 104- 1,675 SF (Formally Restaurant)

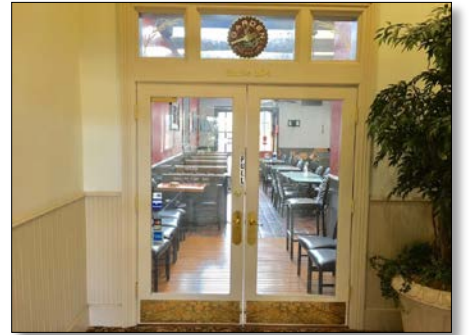
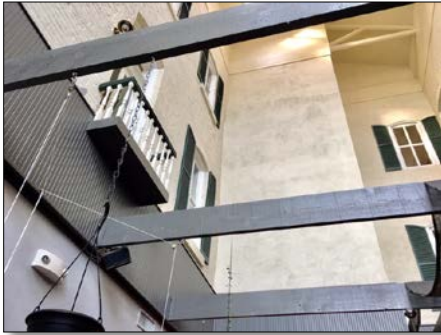
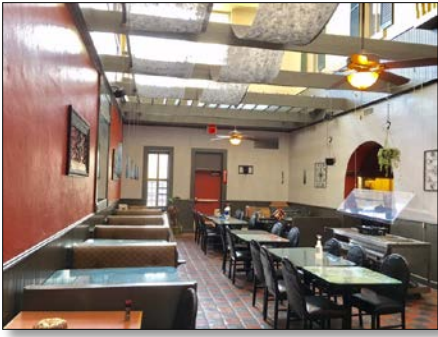
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Suite 104- 1,675 SF

Historic Occidental Property

Frist Floor

Suite 104- 1,675 SF (Formally Restaurant)



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Historic Occidental Property

Second Floor

Suite 201- 1,633 SF

Suite 204- 3,226 SF

Suite 205- 649 SF

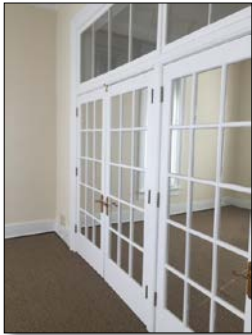
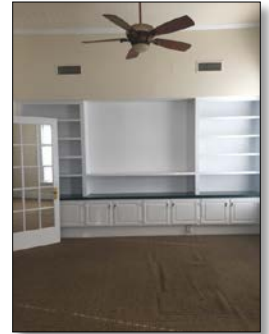
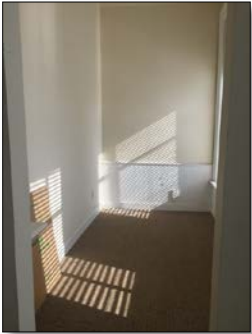
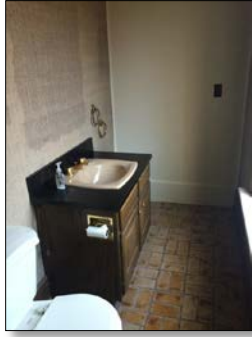
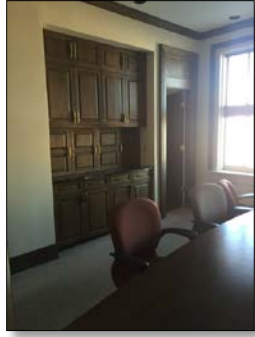
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Suite 202- 1,719 SF

Historic Occidental Property

Second Floor



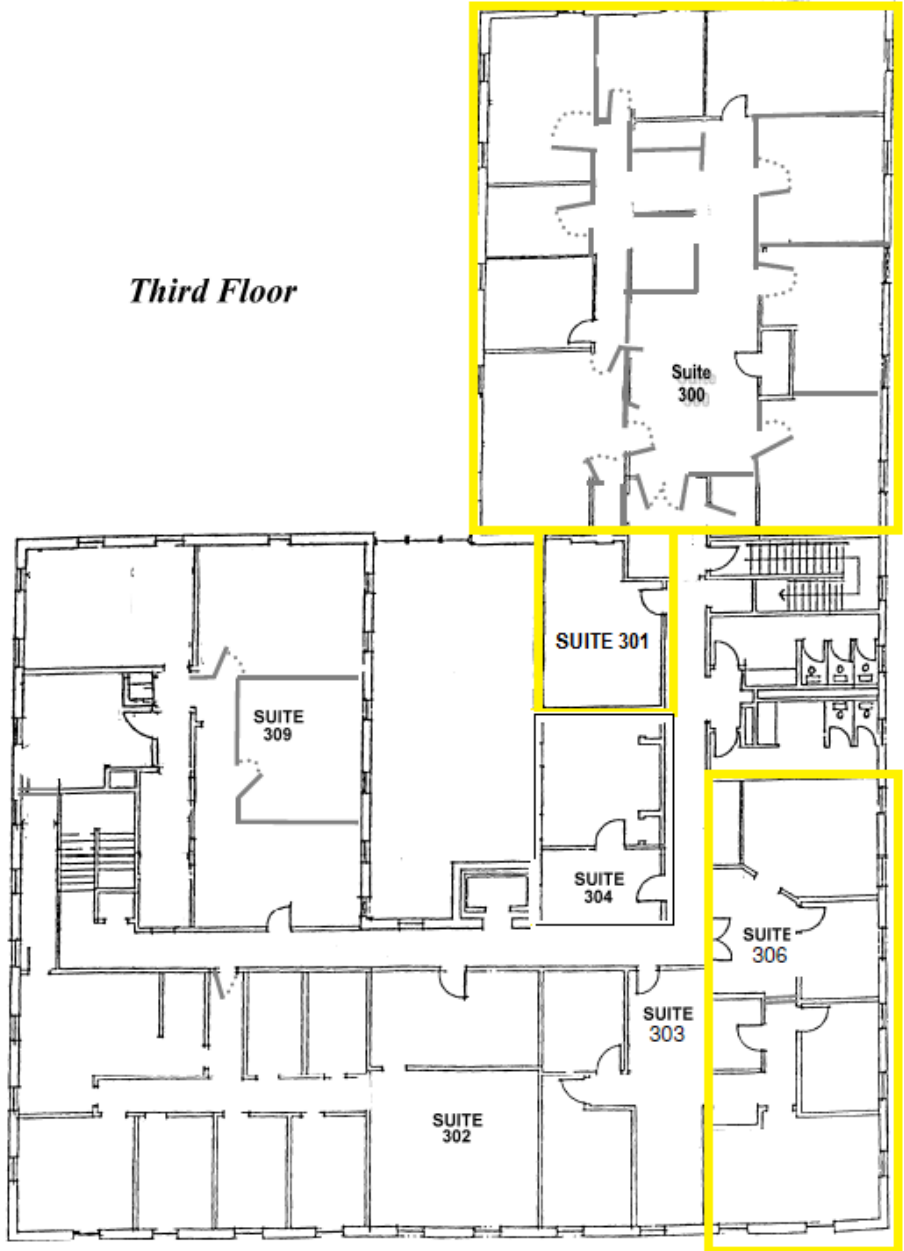
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Third Floor



Historic Occidental Property

Third Floor

Suite 306- 1,215 SF

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Historic Occidental Property

Third Floor

Suite 300- 3,229 SF



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Suite 301- 1,215 SF

Historic Occidental Property
Third Floor



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REAL ESTATE BROKERAGE RELATIONSHIPS

SELLER'S AGENT

The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent.

The seller's agent is responsible for performing the following duties:

- promoting the interests of the seller with the utmost good faith, loyalty, and fidelity
- protecting the seller's confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the seller to obtain expert advice
- accounting for all money and property received
- disclosing to the seller all adverse material facts about the buyer that the agent knows
- disclosing to the buyer all adverse material facts actually known by the agent, including the following:
 - environmental hazards affecting the property that are required to be disclosed
 - the physical condition of the property
 - any material defects in the property or in the title to the property
 - any material limitation on the seller's ability to complete the contract.

The seller's agent has no duty to:

- conduct an independent inspection of the property for the benefit of the buyer
- independently verify the accuracy or completeness of any statement by the seller or any qualified third party.

BUYER'S AGENT

The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent.

The buyer's agent is responsible for performing the following duties:

- promoting the interests of the buyer with the utmost good faith, loyalty and fidelity
- protecting the buyer's confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the buyer to obtain expert advice
- accounting for all money and property received
- disclosing to the buyer all adverse material facts that the agent knows
- disclosing to the seller all adverse material facts actually known by the agent, including all material facts concerning the buyer's financial ability to perform the terms of the transaction.

The buyer's agent has no duty to:

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

STATEMENT OF REPRESENTATION

Do not assume that an agent is acting on your behalf, unless you have signed a contract with the agent's firm to represent you. As a customer, you represent yourself. Any information that you, the customer, disclose to the agent representing another party will be disclosed to that other party. Even though licensees may be representing other parties, they are obligated to treat you honestly, give you accurate information, and disclose all known adverse material facts.

TRANSACTION BROKER

The transaction broker is not an agent for either party, so the transaction broker does not advocate the interests of either party.

The transaction broker is responsible for performing the following duties:

- protecting the confidences of both parties, including the following information:
- the fact that a buyer is willing to pay more
- the fact that a seller is willing to accept less
- factors that are motivating any party
- the fact that a party will agree to different financing terms
- any information or personal confidences about a party that might place the other party at an advantage
- 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 buyer all adverse material facts actually known by the transaction broker, including:
 - environmental hazards affecting the property that are required to be disclosed
 - the physical condition of the property
 - any material defects in the property or in the title to the property
 - any material limitation on the seller's ability to complete the contract
- disclosing to the seller all adverse material facts actually known by the transaction broker, including all material facts concerning the buyer's financial ability to perform the terms of the transaction.

The transaction broker has 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.

Signature

Date