

FOR LEASE



# LINCOLN TOWER

406 HWY 60

BARTLESVILLE, OK 74003

CBRE

# LINCOLN TOWER

406 HWY 60

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# LINCOLN TOWER

406 HWY 60

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EXECUTIVE  
SUMMARY

## EXECUTIVE SUMMARY

Now available for the first time in years, the newly re-branded “Lincoln Tower” is now offered for Lease. Located adjacent to the Bartlesville Municipal Airport and directly north of the Phillips 66 Headquarters, the property is just 2 miles west of historic downtown Bartlesville.

The 1st and 2nd floors are available, offering approximately 14,000 SF per floor. The 3rd floor has been fully remodeled and is anchored by a long-term national tenant.

Lincoln Electric purchased the facility and is investing significant capital into the property, signaling a commitment to bringing new life and jobs to the former Siemens facility. The rapid growth of their company in Bartlesville signals a vibrant and business friendly environment.

All building infrastructure, including elevators, restrooms and staircases, are located in the center of the building, allowing a wide variety of configurations. With ample windows, natural light floods the interior of the building, and offices can be located along the perimeter walls, with open work areas located in the interior.

### PROPERTY OVERVIEW

Rentable SF	Up to 27,000± SF
1st Floor	13,000± SF
2nd Floor	14,000± SF
Parking	300± Spaces (across the property)
<hr/>	
Lease Rate	\$15.00/FSG
Tenant Improvement Allowance	Negotiable
Signage	Available



# LINCOLN TOWER

406 HWY 60

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PROPERTY  
DESCRIPTION

## PROPERTY DESCRIPTION

Formerly known to locals as the “Siemens Building”, it is now owned by Lincoln Electric. Lincoln has long-term plans for the facility and has dedicated time and capital to re-position the property for viability for years to come.

As configured, the 3-story office tower on the south end of the property is being positioned as a multi-tenant office facility, and the 125,000 square foot building to the north will be utilized for Lincoln Electric’s manufacturing operations.

The office tower features 14,000 SF floor plates with 2 elevators, serving all three floors.

Visitors to the property can utilize the dedicated parking in front of the building. The 26± acre property boasts over 300 marked parking spaces, allowing ample non-reserved parking for property tenants.

- 14,000± SF Floor Plates
- 27,000± SF Total Available
- Ample Parking
- Tenant Allowances are Negotiable
- Updated Common Lobby Area
- Building Access Control System
- Signage Available
- Historical Downtown Area with Museums, Attractions, Dining & Hotels
- Significant Visibility to Hwy 60



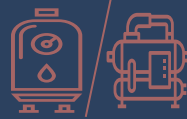
## PROPERTY HIGHLIGHTS



NEW ROOF



NEW FIRE  
SUPPRESSION



UPDATED BOILER &  
CHILLER SYSTEMS



CIRCLE DRIVE -  
CLIENT PARKING



DUAL ELEVATORS



BUILDING SIGNAGE  
AVAILABLE



27± ACRE SITE



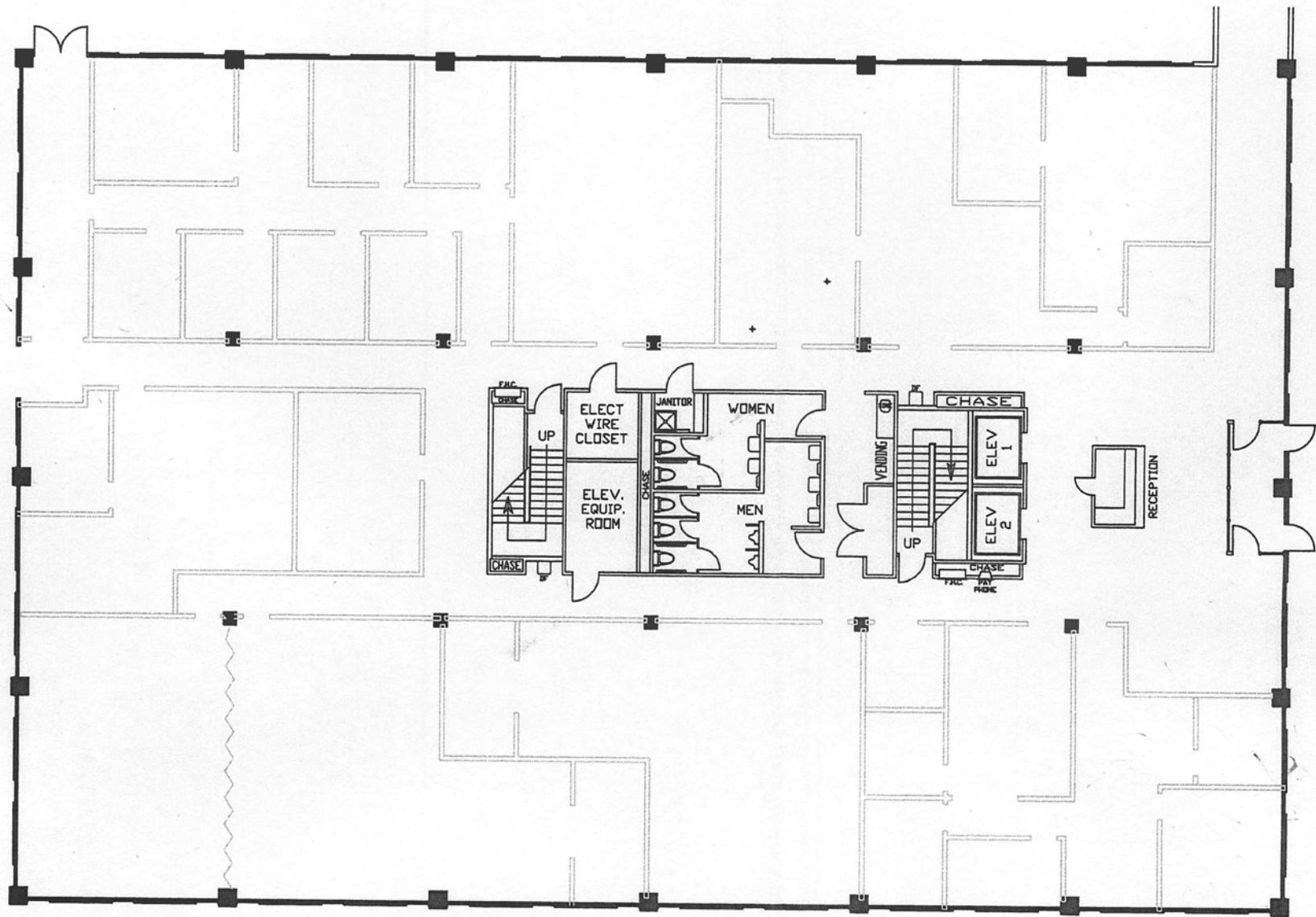
300± PARKING SPACES  
ACROSS THE FACILITY



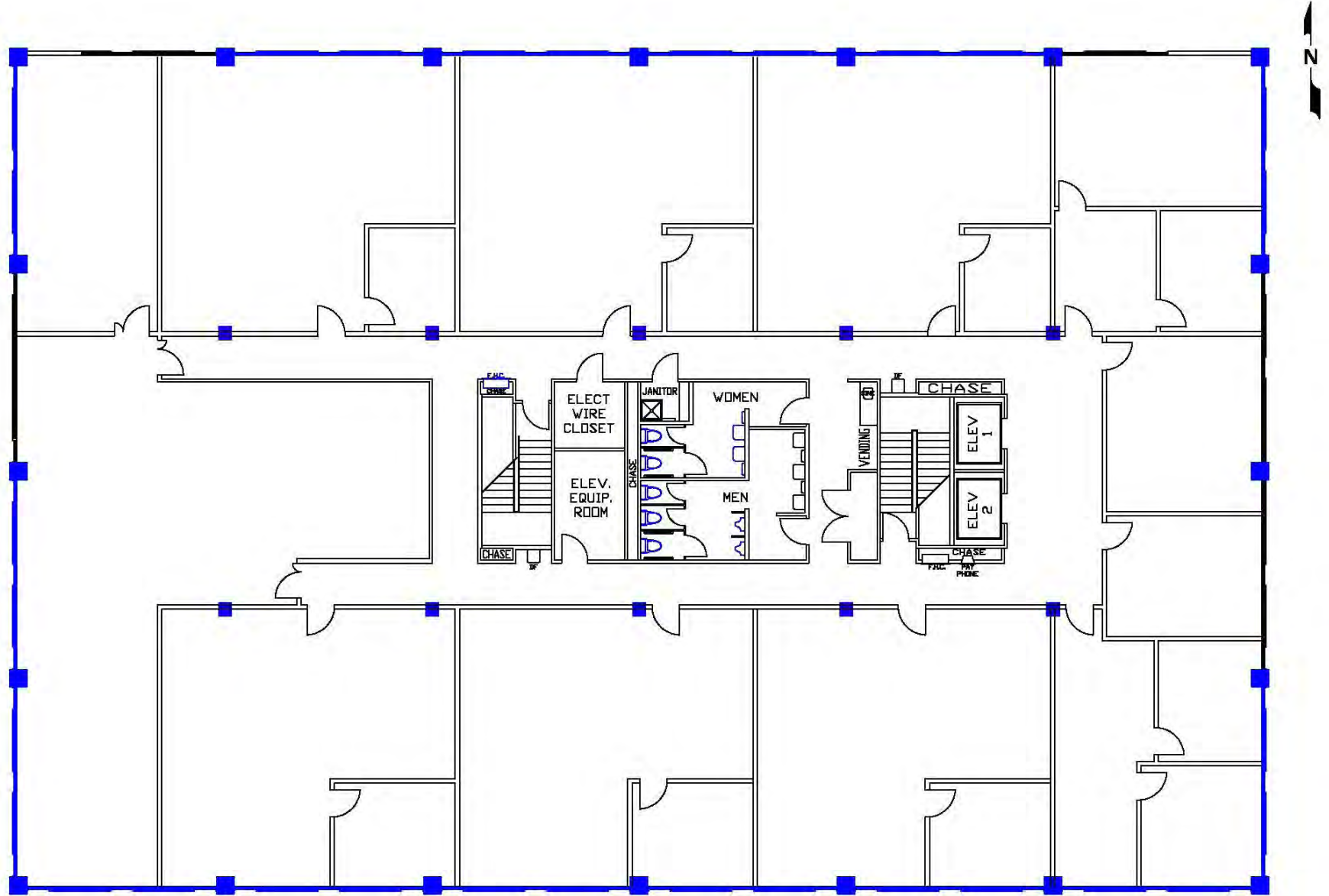
HWY 60  
VISIBILITY



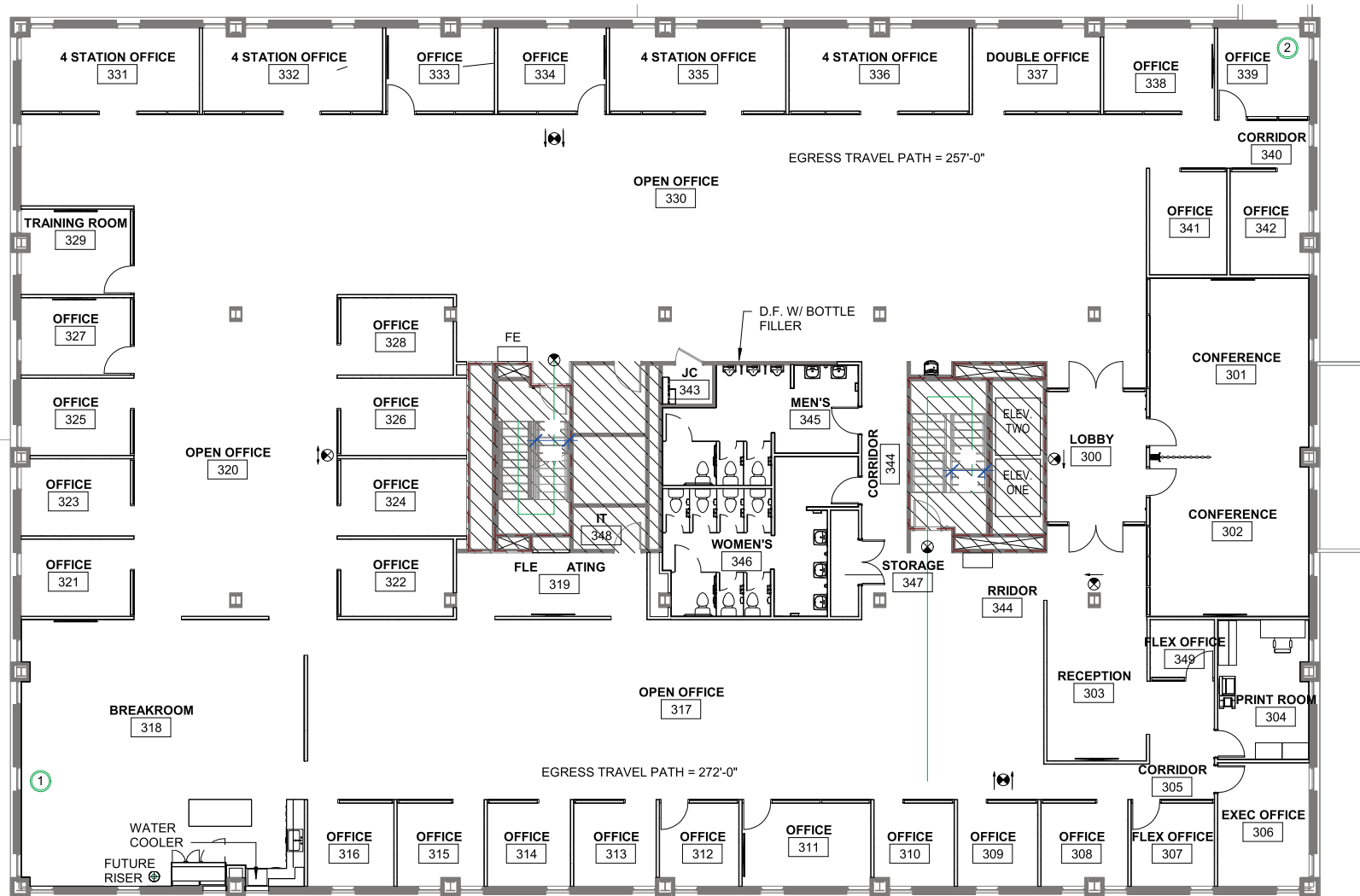
FIRST FLOOR PLAN



SECOND FLOOR PLAN



# CONCEPTUAL FLOOR PLAN



# LINCOLN TOWER

406 HWY 60

3

LOCATION  
OVERVIEW

DOWNTOWN  
BARTLESVILLE

LOCATION OVERVIEW

ASAP GENERAL STORE

PHILLIPS 66

BARTLESVILLE  
GYMNASTICS CENTER

LINCOLN  
TOWER  
406  
HWY 60

- 2.5± Miles to Downtown Bartlesville
- 0.5± Miles to Phillips 66
- 2.2± Miles to Historic Price Tower
- 47± Miles to Downtown Tulsa
- 40± Miles to Coffeyville, KS

BARTLESVILLE  
MUNICIPAL AIRPORT

NEW AIRPORT  
HANGER

PHOENIX RISING  
AVIATION

LINCOLN  
TOWER  
406  
HWY 60



LOCATION OVERVIEW



# LINCOLN TOWER

406 HWY 60

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