

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)
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



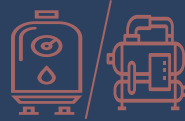
PROPERTY HIGHLIGHTS



NEW ROOF



NEW FIRE
SUPPRESSION



UPDATED BOILER &
CHILLER SYSTEMS



CIRCLE DRIVE -
CLIENT PARKING



DUAL ELEVATORS



BUILDING SIGNAGE
AVAILABLE



27± ACRE SITE



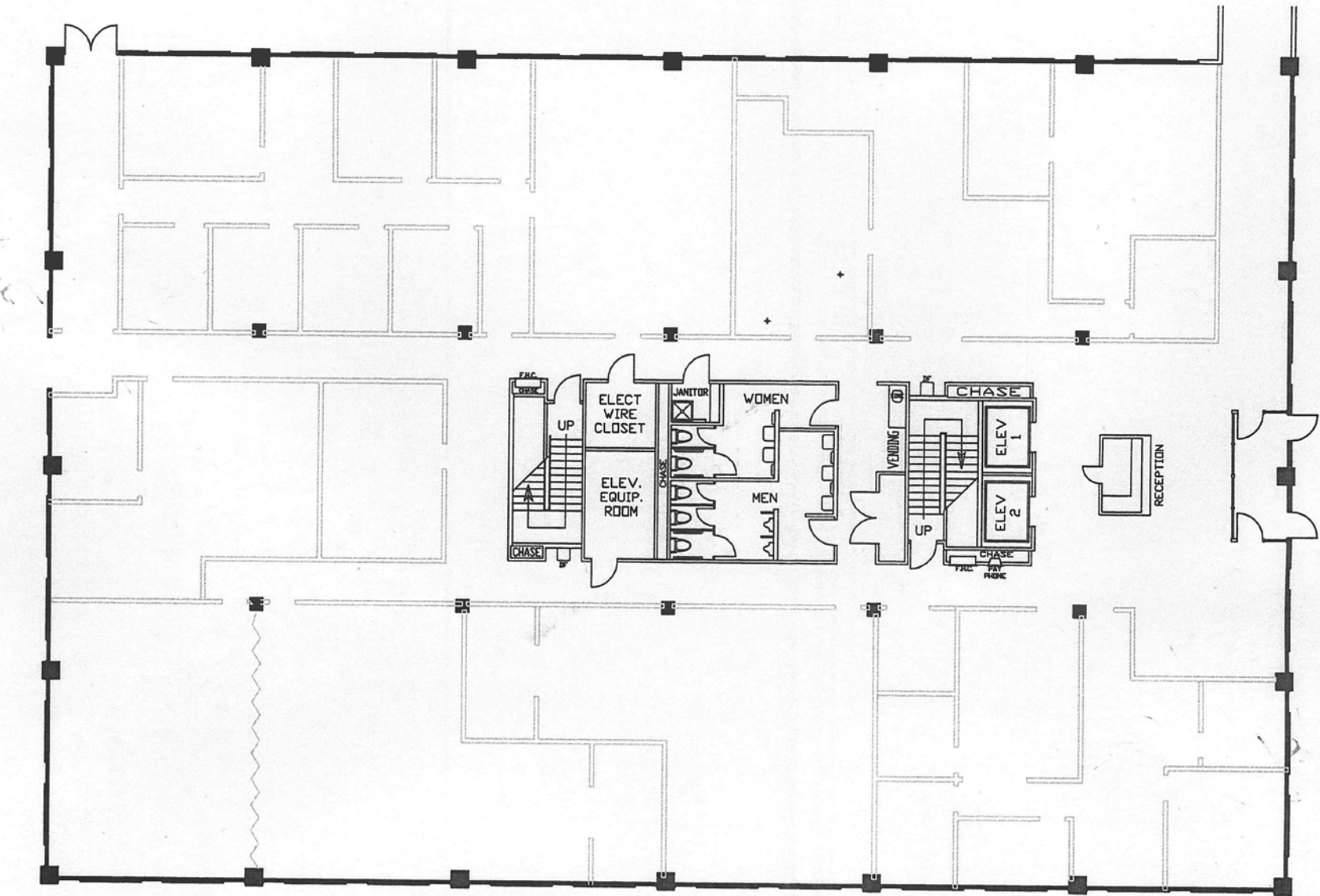
300± PARKING SPACES
ACROSS THE FACILITY



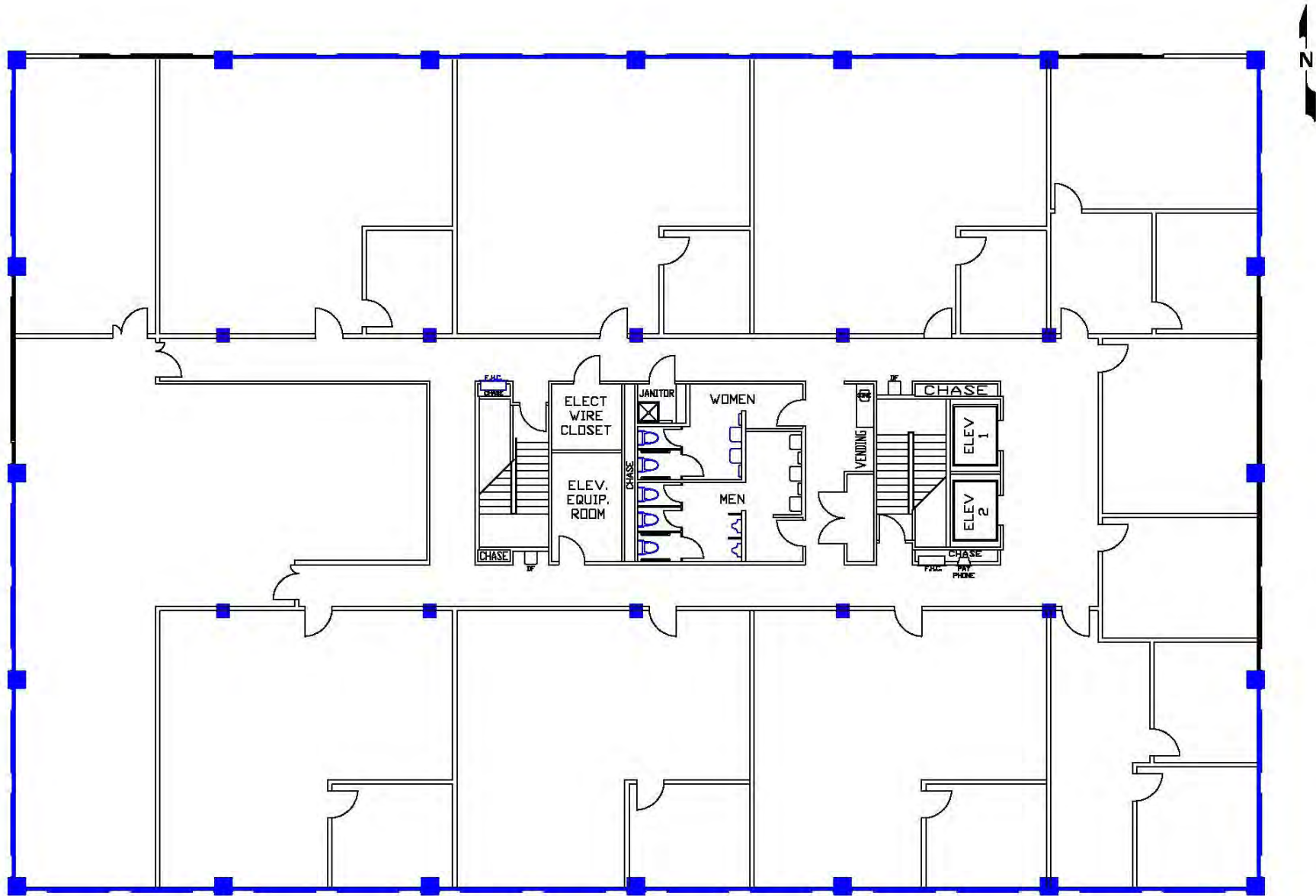
HWY 60
VISIBILITY



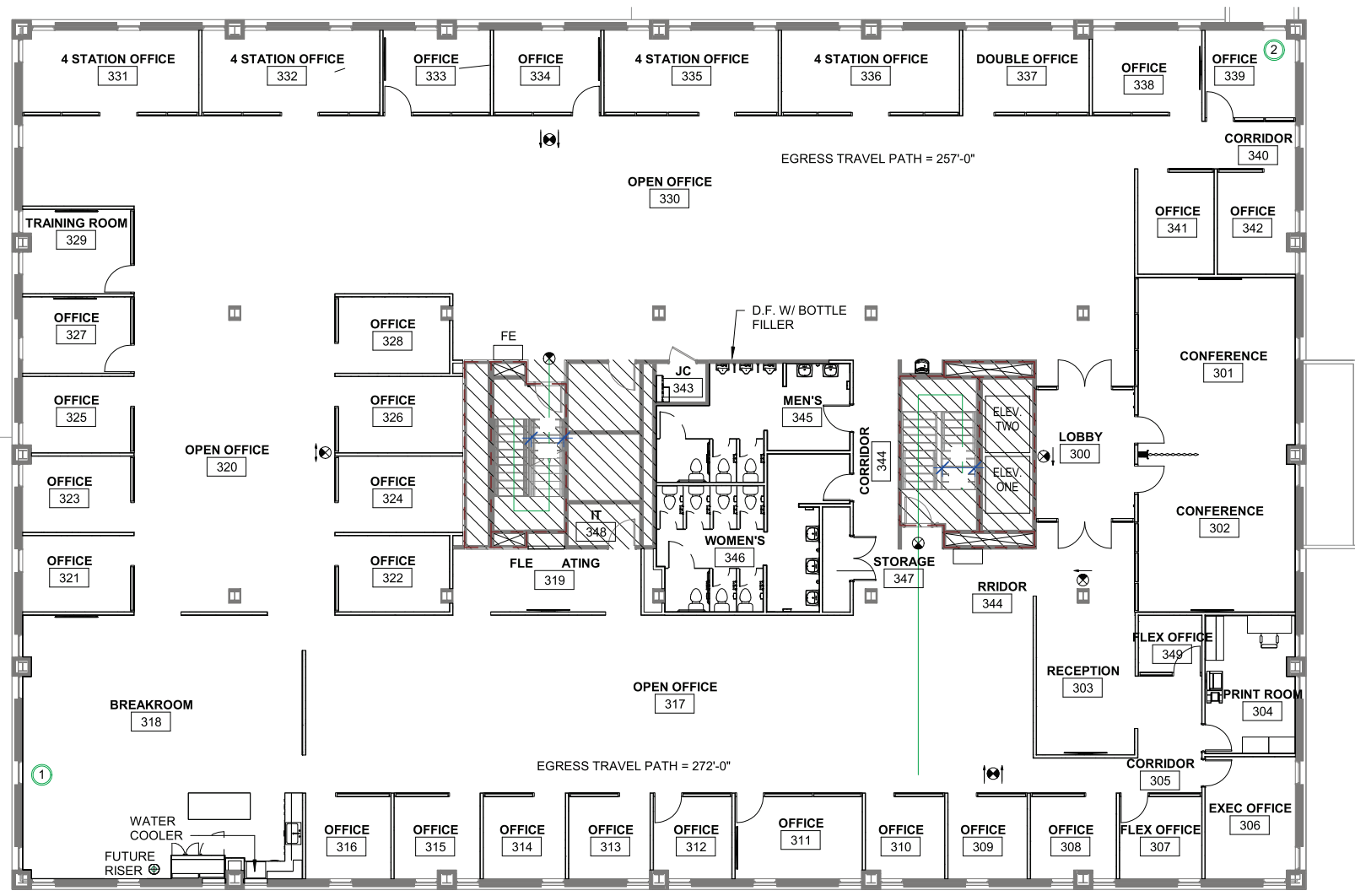
FIRST FLOOR PLAN



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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