

ADAM KNAPP / WBJ

Occidental Management President Gary Oborny, left, and CEO Michael Monteferrante sit in front of the old Northrock 6 Theatre, which they will soon convert into a three-story office complex.

# Northrock 6 to become offices

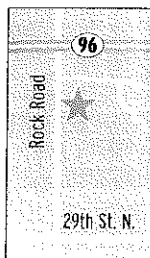
## Complex will include workout area, other amenities

BY ADAM KNAPP

Gary Oborny and Michael Monteferrante agree on this: For all the talk about new real estate hubs in town, Rock Road and K-96 is still its main commercial artery.

Next year, Oborny, president of Occidental Management, and Monteferrante, CEO, will become a major part of that artery as they transform the former Northrock 6 Theatre into an 80,000-square-foot, three-story office complex complete with gymnasium and coffee kiosk.

The \$7 million project is expected to be completed by May. Spangenberg Phillips Architecture will



do the design. A construction company has yet to be determined, but Monteferrante says the renovation will start late in the fall.

"It's an outstanding demographic from an employee's standpoint and from a visibility standpoint, right off of K-96," Monteferrante says. "Obviously, there's a lot of shopping and dining on Rock Road. It'll be a great place to go to work, and a very convenient place to go to work."

Occidental is still seeking a lead tenant for naming rights to the complex. Monteferrante says of

See **NORTHROCK**, Page 31

# NORTHRICK: Occidental could expand building with 30,000-square-foot addition

FROM PAGE 1

face space will be leased in the complex for less than \$20 a square foot.

Oborny says the complex will be heavy with glass, allowing natural light to dominate the rotunda-style lobby area. A workout facility on the main floor will be surrounded by smoked glass so users can see out without being seen themselves. There will be an outdoor patio and an indoor lunch area.

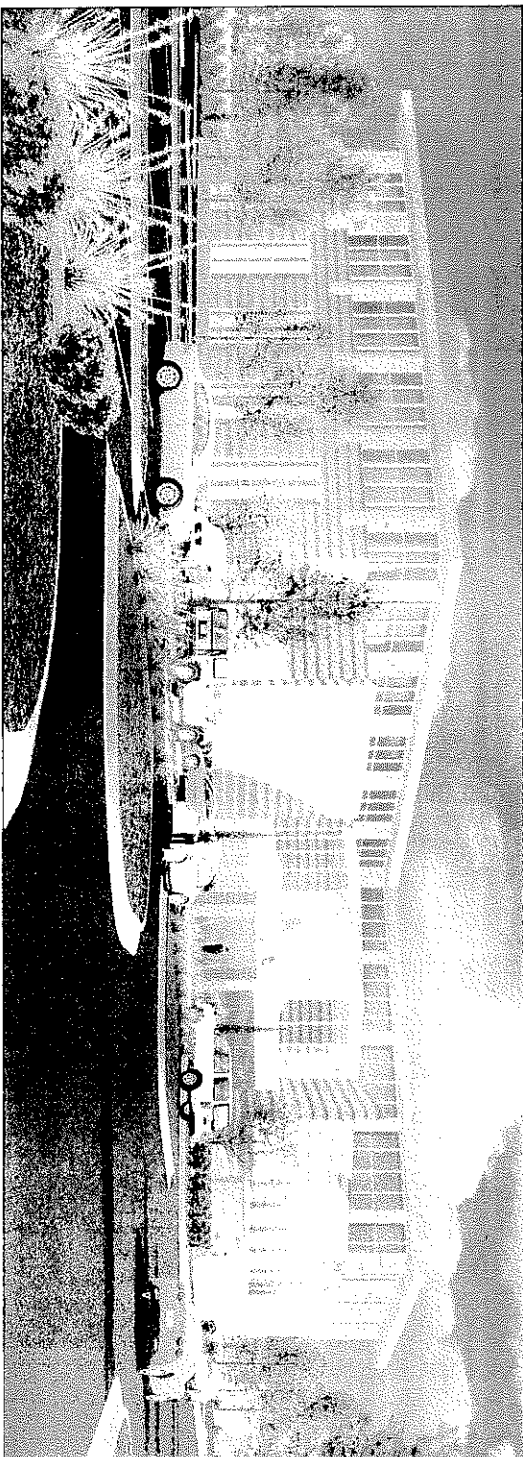
Ron Spangenberg, partner with Spangenberg Phillips, says designing the complex from a movie theater was a unique project.

"The existing lobby is actually a very handsome space," Spangenberg says. "The original building was very well-built. We're trying to add more value to it. Adding a third floor is going to drastically change the look and give it the image of a first-class office building."

## PLENTY OF ROOM

There will be approximately 33,000 square feet on the main floor and 23,000 square feet on each of the second and third floors. Oborny says making the building 45 to 50 feet high was important to improve the building's visibility from K-96.

"It's certainly a nice area with high traf-



Occidental Management's new office complex, at the old Northrock 6 Theatre, will have nearly 80,000-square-feet of space.

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fic and high visibility," says Martin Penner, president of NAI John T. Arnold and Associates. "... Working with



the existing bones of the building might be to their advantage, as far as pricing is concerned. You really can't sell anything new for less than \$25 a square foot."

## Penner

Monteferrante says Occidental is looking for a variety of tenants for the building and isn't focusing on any one business.

"We're talking about firms from 2,000 to 2,500 all the way to up to a 50,000-square-foot tenant," Monteferrante says. "Anyone

can fit into that bill.

"Being on the south side of (K-96) is extremely important. Certainly there's growth areas of Wichita being targeted, but I peg the mainstream of Wichita being the Rock Road corridor. We feel we'll be able to continue the theme of the office environment that's started on 32nd street. We feel we'll be able to offer this Class A office space in a very affordable fashion."

The renovation will make the building one of the largest multitenant office complexes in Wichita. The building may eventually expand to add another 30,000 square feet on the south side, Oborny says.

Built in 1987, the Northrock 6 was once

the premier movie theater in Wichita. However, it hasn't been used since 2003. Occidental purchased the building from Dickinson Theatres in June 2003.

Oborny says his original plan was to turn the building into a retail center, adding buildings to the north and south sides.

"But several big boxes have slowed down their development process," Oborny says. "At that point you say, 'What's Plan B?' In this case, we looked at Plan B and it was a better plan. It made a lot of sense. We're extremely excited about this."

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