

Federal National Bank Building

- The FNB was built in 1909. Originally a two story structure with a bank lobby, mezzanine, and a top floor.
- Soon after WWII, four more floors and a penthouse were added to the building, making it one of Shawnee's tallest office properties.
- The basement has a very large walk-in safe.



parking lot with room for a Bank ATM, and a retail lot located on North Kickapoo near I-40, a high traffic retail corridor where many retailers are

- located: Lowe's, Staples, restaurants, and service retail. - Ideal for a bank ATM/Drive-thru.
- Exiting the elevator on the Penthouse floor (7th), the spacious lobby serves the Penthouse living quarters, which includes a full kitchen, living/dining room with fireplace, bedroom, bathroom, and the banquet hall with a wet bar.
- Through expansive double doors off the lobby, enter into a very large banquet hall with the original wide-plank wood floors, large divided-pane windows overlooking the city in three directions.
- This spacious room can be used for weddings and receptions, class reunions, birthday parties, corporate and community meetings, and a host of other activities
- Rooftop Tower Revenue is another significant potential source of income.

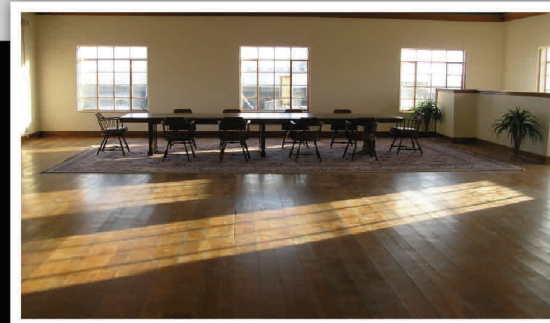
PROPERTIES FOR SALE OR TRADE



Federal National Bank Building
24 E. Main Street • Shawnee, OK

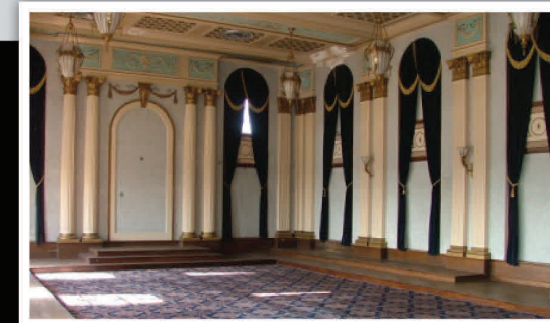
The sale price includes:

- 47,000 square foot (mol) building
- Adjoining park
- ATM drive-thru
- Retail lot located on North Kickapoo near I-40, a high traffic retail corridor where many retailers are located: Lowe's, Staples, restaurants, and service retail. Ideal for a Bank ATM/Drive-thru.



Historic Masonic Building
23 E. 9th Street • Shawnee, OK

- 94,029 square feet (mol), including office, retail, and banquet/special event space.
- Fifth and sixth floors are graced by three exquisite ballrooms, associated offices, restrooms, and lounges.
- National Registry of Historic Places, 1985
- Tax credit incentives available.



Historic Masonic Building

- National Registry of Historic Places, 1985
- The Masonic Building was completed in 1929.
- Built in the Art Deco style prevalent in the period, it showcases the finest craftsmanship and timeless, quality materials such as marble, limestone, granite, plaster molded ceilings, and Philippine mahogany wood trim throughout.
- Solidly constructed of concrete walls and floors, encased in brick, the six story structure boasts a full basement of approximately 16,000 square feet (mol) – extending under the sidewalks.
- The first and second floors have a foot print of 14,000 square feet (mol), and the third through six floors have 12,500 square feet each (mol); (less than the lower floors because of a light well on the south side of the building).
- The Basement could be renovated to allow the outside stairs to open into a "Books - n - Blues" concept: a friendly environment selling coffee, pastries, soups, and salads, and a book store.
- Located on the fifth and sixth floors are the ballrooms, lounges, restrooms, kitchen, galley, dining room, and observation rooms.
- These floors have the potential to generate substantial income per year for events such as weddings, corporate meetings, class reunions, community gatherings, etc.
- Street level retail and office suites on the second through fourth floors also have potential for additional revenue.



FINANCIAL AND ECONOMIC INFORMATION

The Masonic Building and the Federal National Bank Building are both offered at \$55 per square foot, far below replacement value, and the price includes all of the additional land.

Tax Considerations

- These properties are located in former Indian Reservation Lands, and they qualify for accelerated depreciation at 22 years versus 39 ½ years.
- These properties are located in a HUBZone. The Historically Underutilized Business Zone (HUBZone) program
- Encourages small businesses to locate in these Small Business Administration (SBA) designated underserved business districts, and to hire at least 35% of their staff from residents of the specified areas, as well.
- Small firms participating in the program can receive competitive advantages in winning federal contracts. Three percent of all federal contracting dollars should be awarded to HUB Zone firms annually.
- The buildings qualify for Historical Tax Credits.
- For more information, see attached pamphlet – Historic Preservation Tax Incentives, National Park Service, 2009

Historic Downtown Shawnee

- The Bell Street District is a National Historic District. Since its inception, private reinvestment dollars exceeded \$30 million *
- Shawnee is the county seat for Pottawatomie County.
- Shawnee is certified as an Oklahoma Certified Cities Program participant.
- Shawnee is an Oklahoma Main Street Community
- Shawnee is a Project 2000 - Downtown Beautification Program participant.
- Shawnee Economic Development Foundation promotes retail sales opportunities and recruitment of new businesses.
- The Mayor and City Council are supportive of the downtown merchants.

*(Source: OK Main Street Program Reinvestment Report 11/09)

Note: Please consult your own tax and/or financial advisors to understand the suitability of the foregoing information to your own situation.

For more information, please contact:

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of History

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