

# Lone Star moves to 1 floor at Real site

BY DAN VOORHIS  
The Wichita Eagle

Lone Star Steakhouse & Saloon will move from its longtime headquarters in the Kress building to the Wichita Executive Centre.

Scott Rice Office Interiors will move into some of the vacated space in the building, 224 E. Douglas, to accommodate growth.

Lone Star will move to Wichita Executive Centre, at 125 N. Market and most recently known as the SC Telcom building, to get space better configured for its operations.

The company's nearly 70 employees will have about 16,600 square feet on the 13th floor.

Lone Star will make the move March 1, according to Craig Simon, director of business development for Real Development.

Real Development, which manages 11 buildings downtown, operates both buildings.

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File photo

Lone Star's move to the Wichita Executive Centre, formerly known as the SC Telcom building, means all its workers will be on one floor.

## LONE STAR

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The Lone Star space in the Kress building is a maze of offices and workspaces connected by inner stairways, over multiple floors, hidden from the building's public spaces.

The company gains simplicity and efficiency in the new space, said Lone Star chief

zanine. The company, which currently at 1425 E. Douglas, will move April 1.

That will give Scott Rice the space it needs after five years of 22 percent annual growth, owner Bill Lee said. It also will give the company a perfect way to display its desks, chairs and other office furniture.

"It's absolutely the ideal for us," Lee said.

The larger space also will provide room for Inks & Images, a promotional prod-

executive Marc Buehler.

"It will be nice to have everyone on the same floor," he said.

Lone Star employees in Wichita make up the chain's accounting and information technology departments.

The company's executives, as well as its marketing, operations and purchasing departments, are based in Dallas.

Only a few of the Dallas jobs were moved from the Wichita headquarters, Buehler said. Most came in from the field.

ucts business owned by Lee's wife, Marilyn. The businesses merged in August.

Lee said he never considered leaving downtown. Scott Rice needs to be close to the city's architects and designers.

The two leases are just the latest good news for Real Development.

Simon said interest in Real Development buildings has grown as the economy sours.

Real Development space leases for \$11 to \$18 a square

Buehler said the company early on rejected moving the Wichita operations to Dallas when the Kress lease came up for renewal. The company values the Wichita employees too much, he said.

Lone Star also rejected a move to a more suburban location, in part, because the employees wanted to stay downtown, he said.

Scott Rice will lease 9,750 square feet of Lone Star's space on the ground floor and mez-

foot, which includes parking and phone and Internet service, Simon said.

Real Development has leased about 300,000 square feet downtown since it started in 2006.

"2008 was our strongest year," said Real Development partner David Lundberg, "and the last 90 days was the strongest yet."

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