



DOWNTOWN RETAIL SPACE | FOR LEASE

CORPORATE TOWER: 101 N ROBINSON AVE., OKLAHOMA CITY, OK



THE
RETAIL
GROUP



AVAILABLE



Corporate Tower, a premier office building located in Oklahoma City's Central Business District, was built in 1980. The 14-story, 276,723-square-foot building features first-class finishes, well-designed floor plates, and a well-maintained infrastructure with building engineers onsite.

In the heart of the CBD, the property offers access to many restaurants, banks, salons, and shopping via access through skywalks. Those same skywalks connect Corporate Tower with Leadership Square, Oklahoma Tower, Robinson Renaissance, The First National Center, and the Devon Energy Center. Corporate Tower affords access to parking garages via the skywalks and the Underground pedestrian tunnels.

Recent upgrades include premium finishes to the renovated lobby and concierge desk, flooring, lighting, and the creation of boutique retail space.

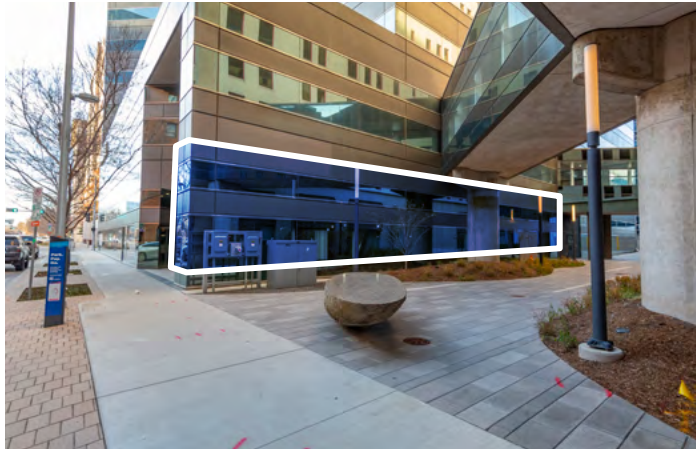
PROPERTY DETAILS

Building Size SF	276,723
Retail Available SF	1,446-8,919

Retail Available Suites	Rental Rate	Square Feet	Rent Type
Suite 106	\$26	4,870	Net
Suite 107	\$26	1,446	Net
Suite 108	\$26	2,603	Net



Available Retail Space Looking East Through Courtyard



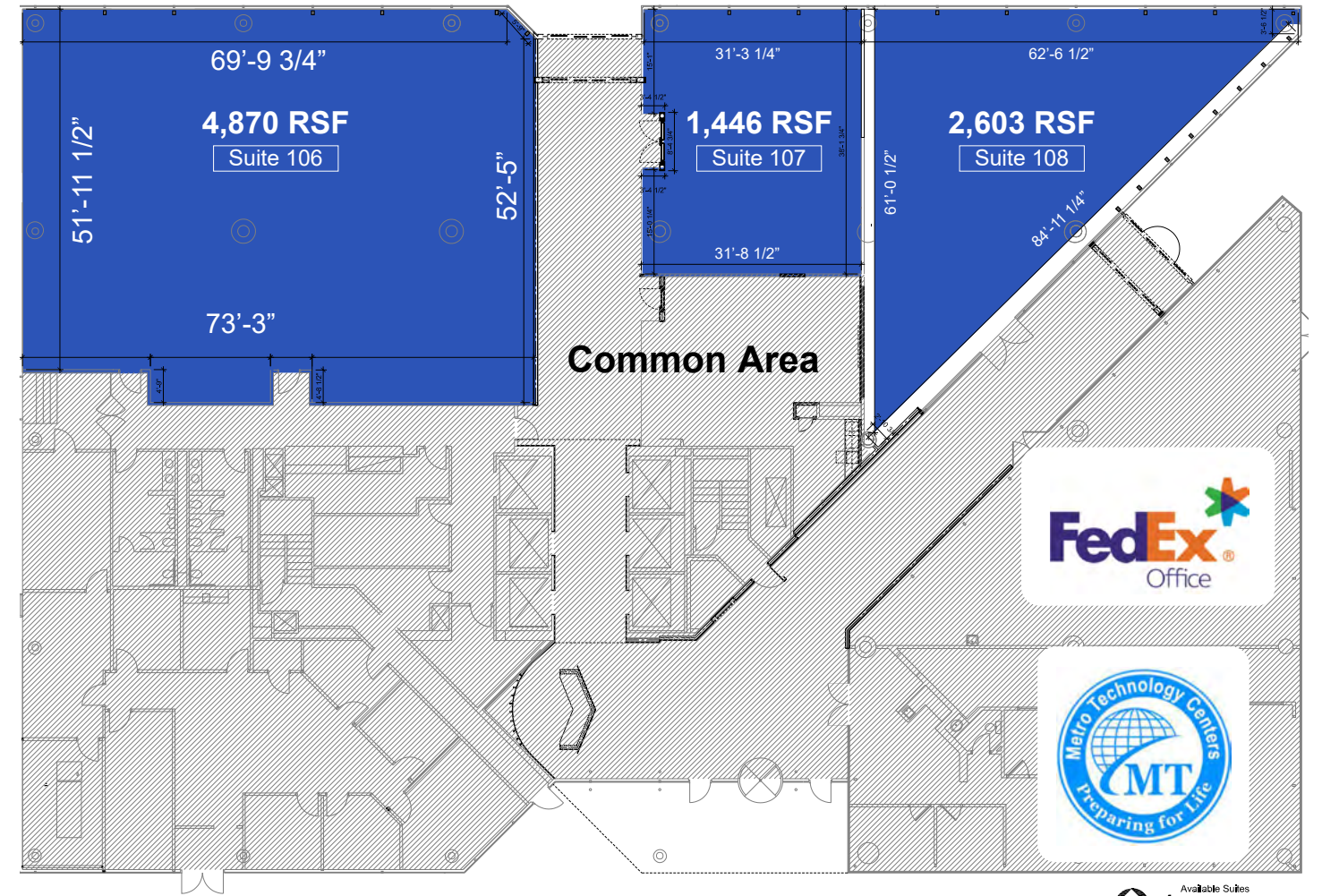
Available Retail Space NE Corner



Available Retail Space on North Side of Building



Available Retail Space Looking West Through Courtyard



Available Suites
Dimensioned Plan
1/16" = 1'-0"

CORPORATE TOWER

LOBBY RENOVATION

Coming March '23

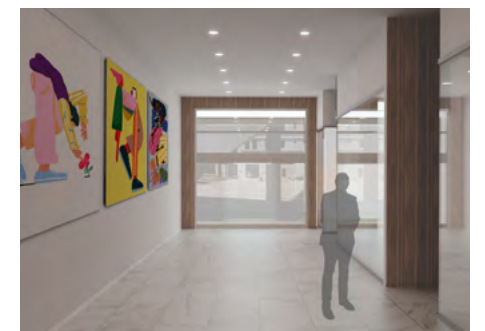


Image 1: West View | Image 2: South View | Image 3: North View | Art by Sebastian Curi

DOWNTOWN AT-A-GLANCE

1

CONVENTION CENTER

6M

OFFICE SPACE SF

77,189

RESIDENTS 3-Mile Radius

127,927

DAYTIME POPULATION
3-Mile Radius

50

MUSEUMS + ATTRACTIONS

16

PARKS

AMENITIES AVAILABLE IN OUR LISTED DTOKC PROPERTIES

- | | | | | | | | | |
|--|--|--|--|--|---|---|--|--|
| 
Tenant Mobile App | 
Car Wash Service | 
Coffee Shop | 
Tenant Fitness Center | 
Outdoor Space | 
Loading Dock | 
Bike Racks | 
Restaurants | 
Shoe Shine/Repair |
| 
Bank/ATM | 
Mother's Room | 
EV Charging Station | 
Gift Shop | 
Massage Service | 
Recycling Program | 
Smoking Lounge | 
Visitor Parking | 
24 Hour Security |
| 
Umbrella Share | 
Special Event Space | 
Free Wi-Fi | 
Dry Cleaning Service | 
Public Transit Access | 
Ship/Mail Center | 
Skywalk Access | 
Valet Parking | 
Underground Walkway |
| 
Bike Shop | 
Conference Center | 
Covered Parking | 
Beauty Salon | 
Pharmacy | 
After Hours Access | 
Concierge | 
Tenant Lounge | 
Eye Care |

A majority of these amenities are shared amongst Robinson Park Downtown OKC properties



OKC National Memorial

Park Plaza Automobile Alley

Central Business District Deep Deuce

Arts District

Skirvin

First Natl. Center

Film Row

Colcord Hotel

Prairie Surf Studio

Scissortail Park

OKC Convention Center

Bricktown

Boathouse District

Boathouse District

Newmark Robinson Park For-Lease Properties Managed by sister company Robinson Park Management. See availabilities at NewmarkRP.com

CHECK OUT JUST A FEW THINGS THAT MAKE DOWNTOWN OKC GREAT!

Downtown OKC is the place to be. As the central business hub of Oklahoma City, the streets bustle with weekday workers while apartment residents enjoy urban living in various options, from new construction to historic properties renovated to Class A status and loaded with amenities.

Streetcars move locals and visitors between the central business district, Bricktown, Automobile Alley, and MidTown. World-class dining and amenities are aplenty downtown, like Nonesuch, which in 2018, Bon Appetit magazine named America's Best New Restaurant. In 2022, the crown jewel of downtown, First National Center, opened after a top-to-bottom renovation of the iconic 1930s office tower into OKC's premier gathering place to live, shop, dine, and stay in the luxury hotel.



FIRST NATIONAL CENTER

120 N Robinson | Built: 1932 + Remodeled 2022

The historic bank building constructed in the style of the Empire State Building served as the City's bastion of banking and commerce for decades. After years of decline following the oil bust in the 1980s and several ownership changes, it was purchased in recent years by developers Gary Brooks and Charlie Nicholas, who spent nearly \$280 million to convert it to a luxury 146-room Marriott Autograph hotel, 193 apartments, restaurants, bars, and retail.

DON'T MISS:

- The Library of Distilled Spirits in the original bank vault
- Lucchese Bootmaker



OKLAHOMA CITY CONVENTION CENTER

100 Mick Cornett Drive | Opened: January 2021

The \$288 million convention center was an integral part of MAPS 3. It is 500,000 square feet and includes a 200,730 square foot exhibit hall, which is divisible into four halls. The 29,874 sq. ft. ballroom has 5,000 square feet of pre-function space and a terrace overlooking Scissortail Park. There are 27 meeting rooms and nearly 45,000 sq. ft. of meeting space, including 9,726 square foot Junior Ballroom.

DON'T MISS:

- Views of Scissortail Park and sunsets to the west
- 18-foot by 18-foot spin painting by Wayne Coyne of the Flaming Lips and British artist Damien Hirst titled "Beautiful Mystical Exploding Sun Clouds Taste Metallic Gift Painting" on the fourth floor



SKIRVIN HILTON HOTEL & COLCORD HOTEL

Skirvin | 1 Park | Opened 1911-1988, Re-Opened 2007

Colcord | 15 N Robinson | Opened 1910 as an Office building, Converted to boutique hotel 2006

Ownership groups led by Newmark Robinson Park CEO Mark Beffort purchased the Colcord and Skirvin Hilton hotels in recent years.

The Skirvin was the crown jewel of OKC for decades. It sat dormant from 1988 to 2007, when a public-private partnership returned it to its former grandeur. The Colcord was converted into a boutique hotel and opened in 2006. Previous ownership by Devon Energy led to the hotel's connection by a corridor to Devon's headquarters and 50-story office tower.

Renovations are planned at both hotels to keep them world-class hospitality destinations in downtown OKC. Colcord bears a Curio Collection by Hilton flag, while Skirvin's flag is Hilton.

DON'T MISS:

- Flint restaurant and bar at Colcord with patio
- The Red Piano bar and lounge at Skirvin
- Don't be surprised to see nameplate guests like Paul McCartney, Harrison Ford, William Shatner, or NBA players at either hotel



PRAIRIE SURF STUDIOS

1 Myriad Gardens | Opened: 2020 in the former Cox Convention Center

Led by two Hollywood veterans with Oklahoma roots, Prairie Surf leased the former Cox Convention Center from the City to provide 1.3 million square feet of multiple soundstages and facilities to house all aspects of film and television production in the heart of downtown. In 2021, Sylvester Stallone began filming the series "Tulsa King" with its home base at Prairie Surf.

DON'T MISS:

- While Prairie Surf does not offer tours, many downtowners have spotted Sylvester Stallone and other stars from Tulsa King as the production films on streets, buildings, and the historic Skirvin Hilton Hotel.



SCISSORTAIL PARK

Oklahoma City Boulevard to the Oklahoma River | Opened: Phase I: 2020. Phase II: September 2022

The 70-acre urban park is a \$132 million MAPS 3 taxpayer-funded project south of the Central Business District. The 40-acre upper park opened first. Connected by Scissortail Bridge over Interstate-40, the lower park encompasses 30 acres leading to the Oklahoma River's north shore. It includes a large stage, Love's Travel Stops Great Lawn, water features, and various amenities to appeal to residents and visitors.

DON'T MISS:

- Farmer's market every Saturday morning
- Events throughout the year, from DeadCenter Film Festival screenings to special performances by the Oklahoma City Philharmonic, frequent food trucks, concerts, and many others



BOATHOUSE DISTRICT

North shore of the Oklahoma River | Established: 2006 with Additions Over Time

The boathouse district made Oklahoma City a premier venue for rowing and kayak events, starting with the iconic Chesapeake Boathouse. The world-class facilities include boathouses and a finish line tower. Competitors come from around the nation and worldwide to train and compete at the facilities.

DON'T MISS:

- Aubrey K McClendon Whitewater Center and the \$57 million RIVERSPORT Rapids
- Bar K, a dog-friendly restaurant, bar, and event space
- Keep an eye out for U.S. Olympic and Paralympic athletes who train on the river year-round



OKLAHOMA CITY NATIONAL MEMORIAL & MUSEUM

620 N Harvey Ave. | Dedicated: 2000 and 2001 by President Clinton and President Bush, respectively

The site commemorates the horrific terrorist attack on April 19, 1995, when a bomb blast killed 168. The site of the former Alfred P. Murrah Federal Building includes the Outdoor Symbolic Memorial, a lawn with lighted chairs arranged in nine rows to remember each person killed and which floor they were on. The Memorial Museum takes visitors through the minutes before, during, and after the blast and the aftermath. The museum recently completed a \$10 million enhancement.

DON'T MISS:

- Memorial Museum
- The Reflecting Pool
- Pillars on the east and west sides of the memorial that freeze 9:01 and 9:03 in time with 9:02, the time of the blast, symbolically recognized in between.



OKLAHOMA CONTEMPORARY

11 NW 11th St. | Opened: 2020

The privately funded facility was designed by OKC architect Rand Elliott. The 53,916-square-foot state-of-the-art museum hosts rotating exhibitions that feature local, national, and international artists. An early exhibit after the facility opened featured Oklahoma native Ed Ruscha, one of the most significant artists of the last 50 years.

DON'T MISS:

- Campbell Art Park in front of the museum along N Broadway Avenue has rotating public art exhibitions
- Check the calendar for the latest exhibits inside the facility

JUST BEYOND DOWNTOWN



OKANA

The Chickasaw Nation plans to build an expansive, \$300 million resort next to the \$175 million First Americans Museum on the south bank of the Oklahoma River. It will include a riverfront hotel, spa, outdoor lagoon, amphitheater, indoor waterpark, restaurants, retail, and a Native American marketplace. The opening is set for 2024. It is projected to have a \$1 billion economic impact in its first 10 years.



CONVERGENCE

The \$178 million mixed-use project for the Innovation District will include office space, a boutique hotel, retail, and the MAPS 4 Innovation Hall. The development is designed to spur creativity and collaboration among crucial economic driving industries. It also includes a redefined and expanded layout for Stiles Park, the oldest park in the city. The project is set to complete in 2024.

PARKING, TRAVEL & TRANSPORTATION

Not only can you access more than half of the downtown office square footage via skybridge or Underground, you can access the Federal Courthouse, the County Office Building, County Courthouse and multiple hotels and parking structures. Need a print shop or post office? How about a jacket since the Oklahoma weather can be a bit unpredictable? No problem, retail establishments surround the long-touted Town Square.

Whether your need is business or personal, the downtown core likely has you covered within walking distance. If your needs are outside of walking distance, downtown OKC has better accessibility than ever before. The recently constructed streetcar can take you to Midtown, Bricktown or anywhere in between. If you have the need to travel a bit further, rest assured. Robinson Park doesn't just manage office buildings, we specialize in parking as well. Commuters can park in one of our many conveniently located garages. We are debunking the myth that says commuting to downtown can't be easy; it can, and it is! Did you know that it only takes 4 minutes to get from the center of downtown Oklahoma City to the major highways that surround it? Join us and become a part of our community, you won't regret it.



Parking Spaces
3,100



Bus Stops



Covered Walkway
to 24 buildings and 9 garages



Heartland Flyer
70,337 riders in 2018









Streetcar Stops
22 Stops DT Loop
9 Stops Bricktown Loop



Ingress/Egress
4 minutes to/from
235/35/40 JCT

MAP KEY

-  Streetcar Line
-  Bus Route
-  Passenger Train Line
-  Skybridges
-  Underground
-  Ingress + Egress



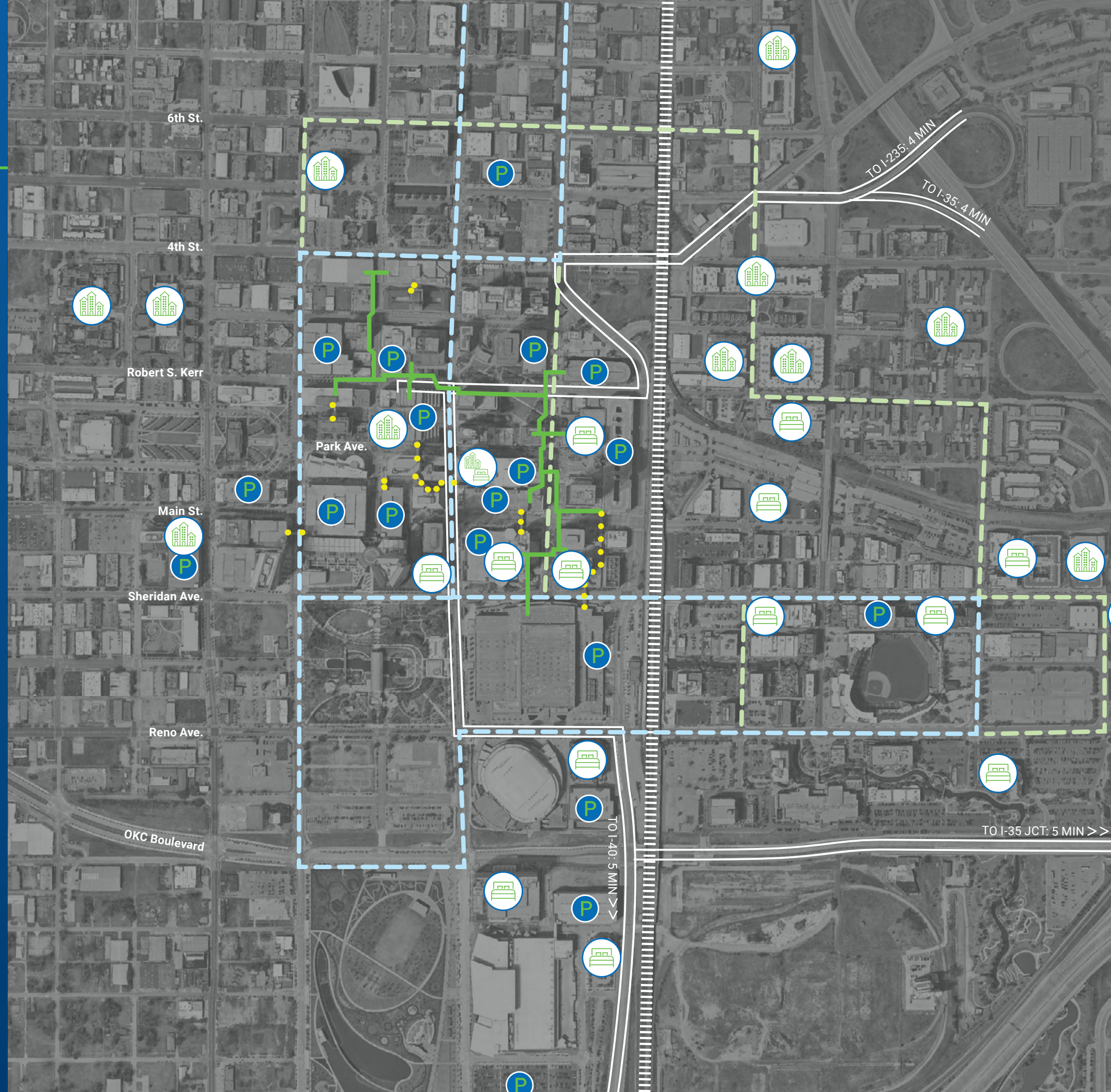
Parking



Multifamily



Hotels





**THE
RETAIL
GROUP**

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