

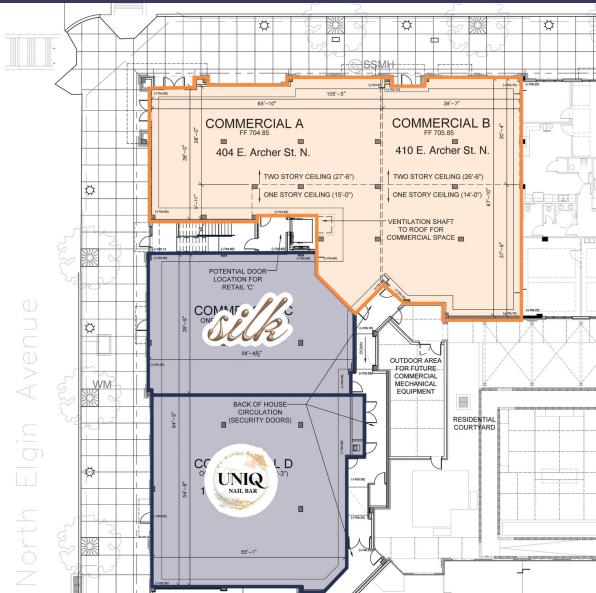


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## Location Description

Second generation restaurant opportunity at The View in the thriving Tulsa Arts District, walking distance from OneOk Field, Cain's Ballroom, and the BOK Center. The Tulsa Arts District has been the epicenter of a substantial downtown renaissance adding multiple class A office developments that have attracted Tulsa's most prestigious corporations. The robust 1-mile daytime population of ~42,000, coupled with major entertainment and cultural attractions, have added to this emerging restaurant corridor. The space includes all FF&E, a 2nd floor Mezzanine, and space for a patio.

## Offering Summary

LEASE RATE:	\$29.00 SF/yr (NNN)
AVAILABLE SF:	5,420 SF (Divisible)
BUILDING SIZE:	10,790 SF

## Critical Restaurant Infrastructure In Place

- Grease Trap, Hood
- Cold Prep, Walk In Freezer, Walk in Cooler
- Commercial Dishwasher

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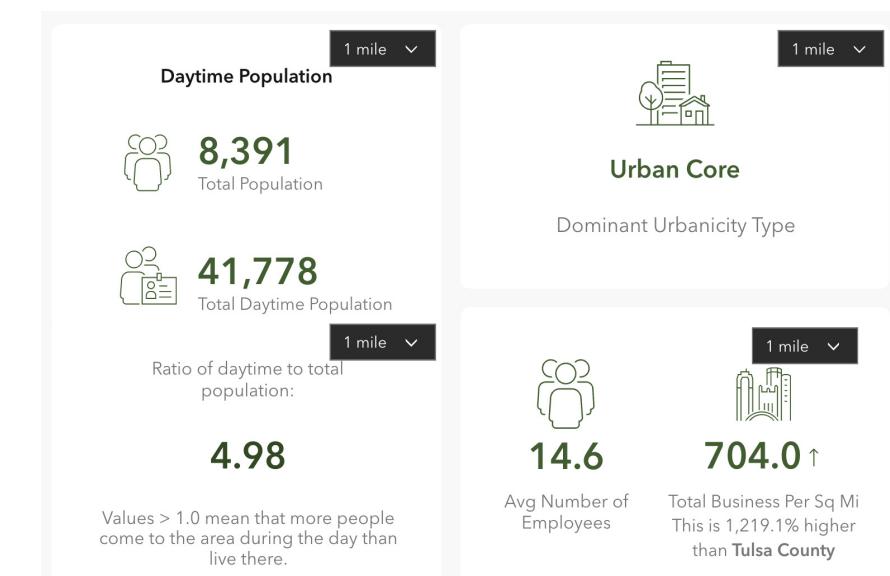
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## AREA ATTRACTIONS



# TURNKEY RESTAURANT FOR LEASE - THE VIEW AT ARCHER - TULSA, OK



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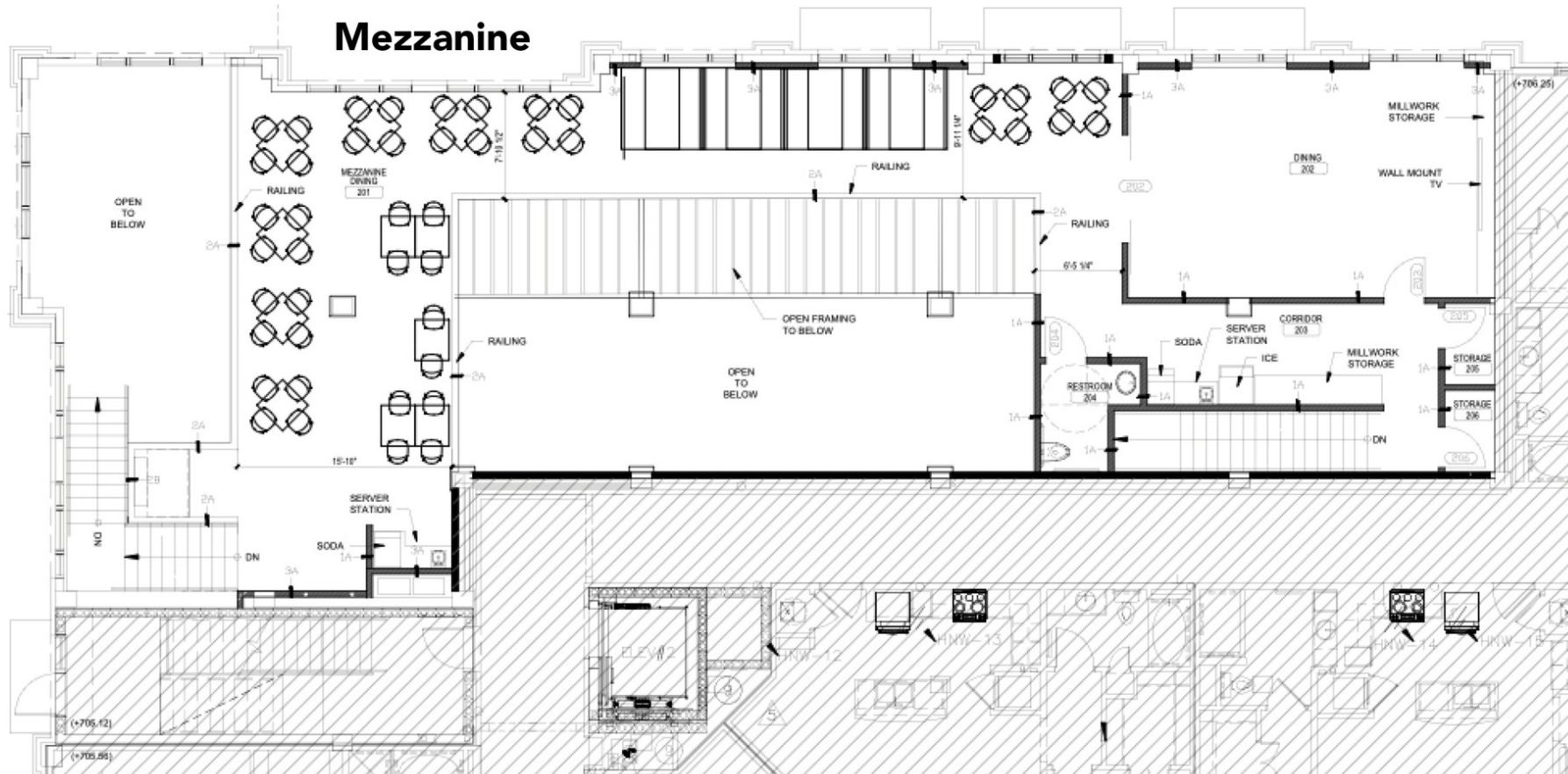
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## Mezzanine



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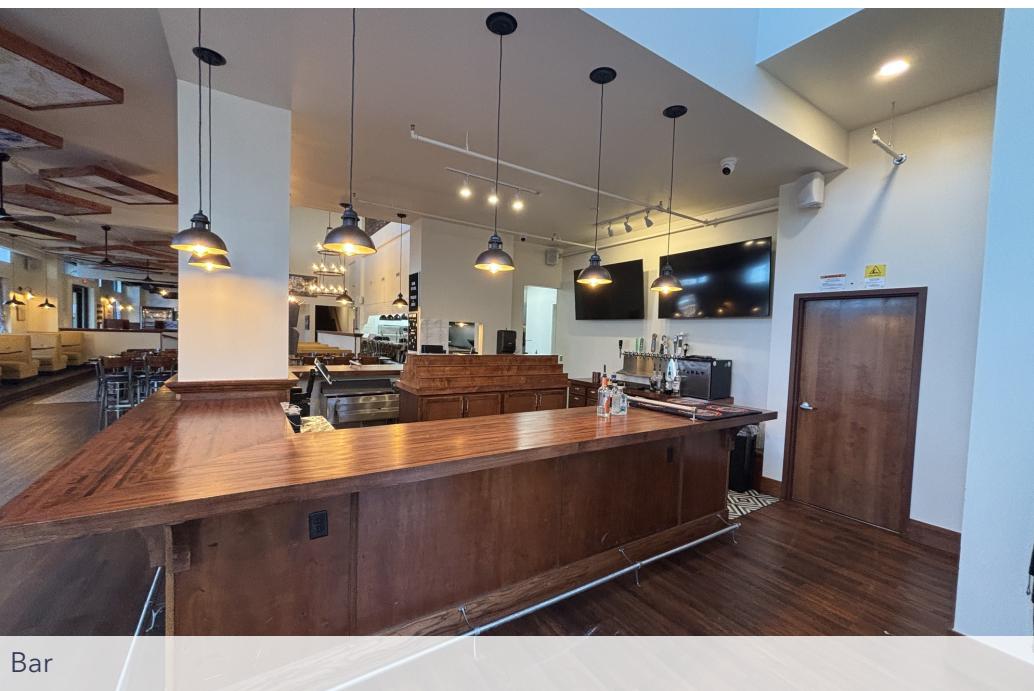
# TURNKEY RESTAURANT FOR LEASE - THE VIEW AT ARCHER - TULSA, OK



Entrance / Hostess Stand



Ground Floor Dining Room



Bar



Cobee Shop & Bakery

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# TURNKEY RESTAURANT FOR LEASE - THE VIEW AT ARCHER - TULSA, OK



Mezzanine Dining Room



Private Event Room



Kitchen



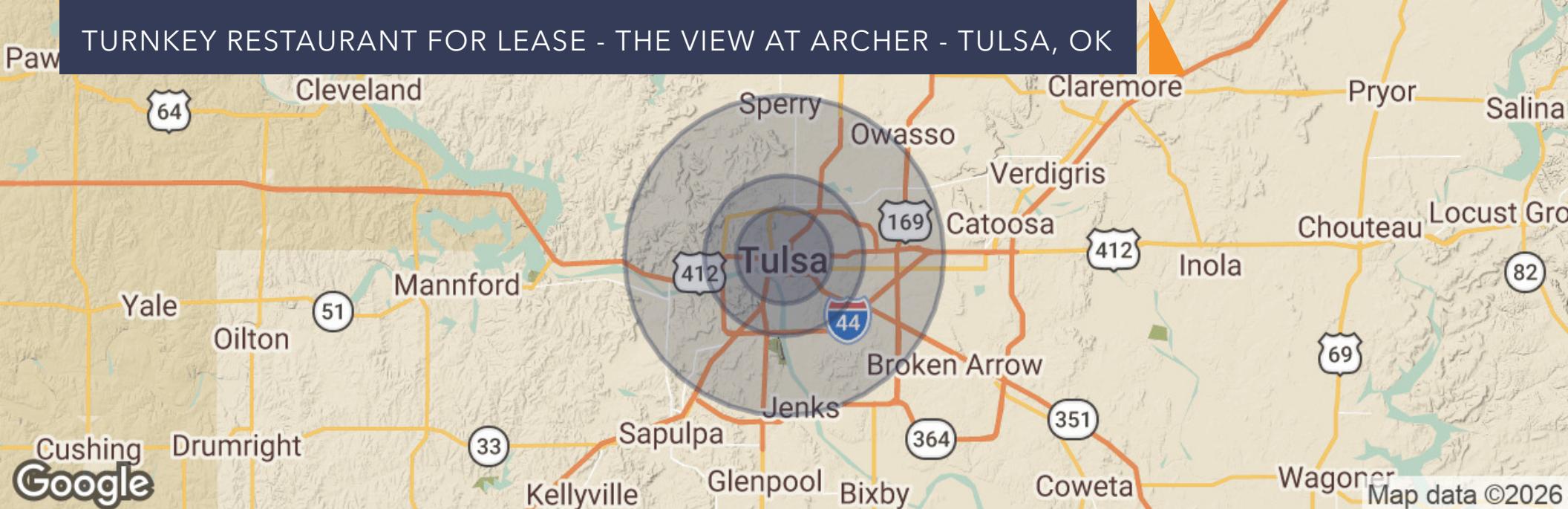
Large Walk-in Cooler and Freezer

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# TURNKEY RESTAURANT FOR LEASE - THE VIEW AT ARCHER - TULSA, OK



## Population

	3 Miles	5 Miles	10 Miles
TOTAL POPULATION	69,762	141,517	368,744
AVERAGE AGE	39	39	39
AVERAGE AGE (MALE)	38	38	38
AVERAGE AGE (FEMALE)	39	40	40

## Households & Income

	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	29,533	60,634	155,009
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$75,833	\$77,194	\$77,476
AVERAGE HOUSE VALUE	\$267,506	\$262,991	\$239,625

Demographics data derived from AlphaMap

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