



Property Description

A completely renovated 51,288 square foot office building, built in the 1920's. This 5-story Automobile Alley icon is constructed of reinforced concrete and steel with a modern and functional art deco design. This fiber optic "Smart Building" provides a 10,103 turn-key Data Center, complete with Power Room, Battery Room, Telcom Room and Server Room. 701 Broadway's high-profile location offers free parking, excellent visibility and great access to surrounding interstates and downtown Oklahoma City.

Data Center Highlights

- AVAILABLE NOVEMBER 1, 2025
- Biometric Access Control System
- Data Aire CRAC units provide precision cooling and humidification
- Environmental monitoring, including temperature, humidity, moisture and sound sensors
- Dedicated 1200A 3PH 480V Power Feed
- Conditioned primary power provided by facility-wide Eaton 9395 500 KW UPS System with Triple Redundancy
- ATS w/bypass isolation feature allowing concurrent maintenance

Offering Summary

Lease Rate:	\$22.00 SF/yr
Square Feet:	10,103 SF
Suite Number:	200

Custom Header

- Dedicated 800KW on site generator/5,000 gal. tank
- Generator tap on building exterior for portable generator hook-up
- Pre-Action(dry pipe) dual interlock fire suppression system with multizone photoelectric and ion smoke detection sensors
- FM-200 Dry Agent Fire Suppression System
- Reinforced floor for high capacity floor load
- Wide Selection of fiber providers including Lumen, AT&T, and Cox

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, PrecorRuffin, LLC has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.



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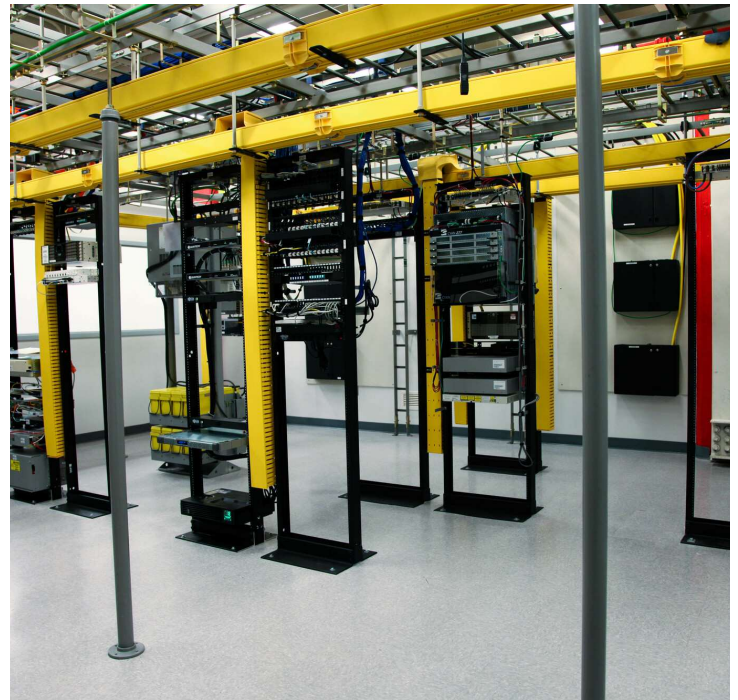
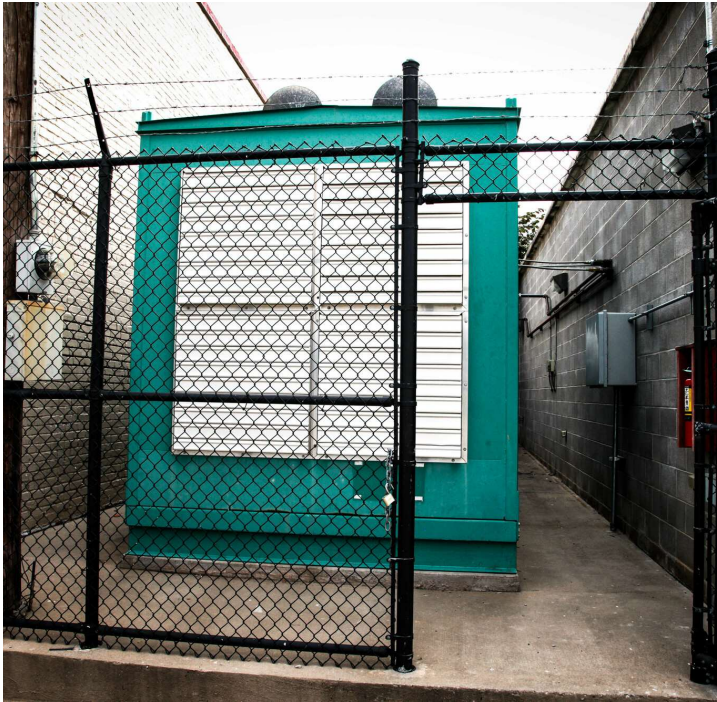
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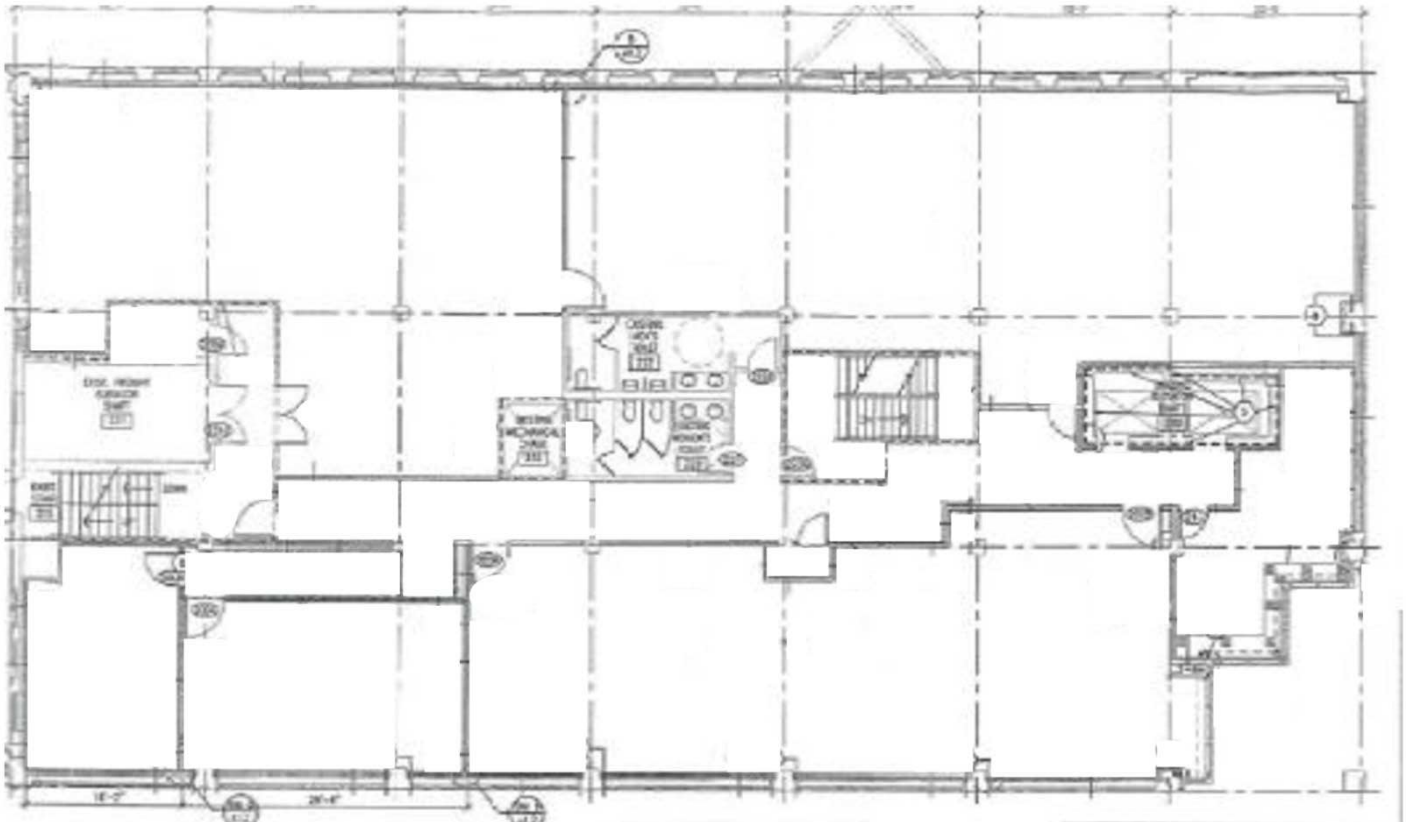
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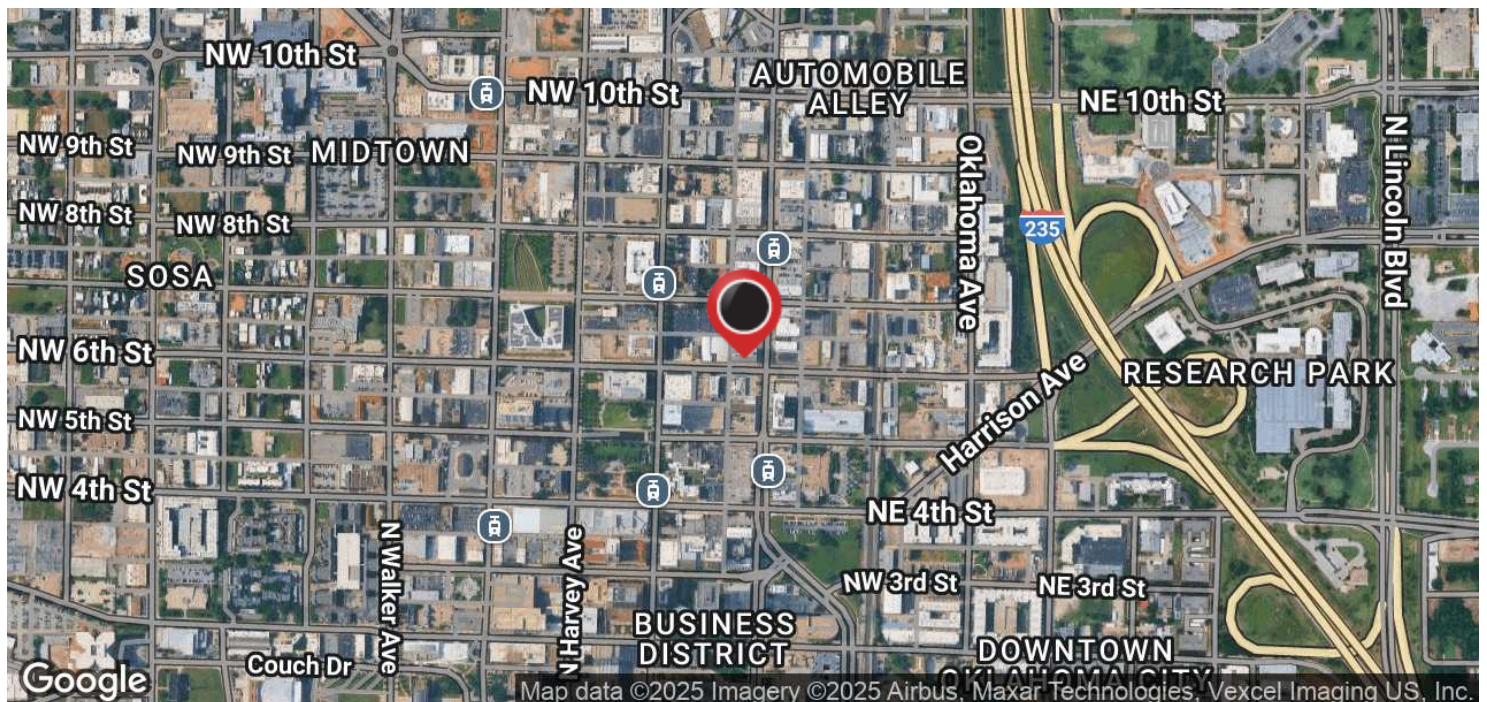
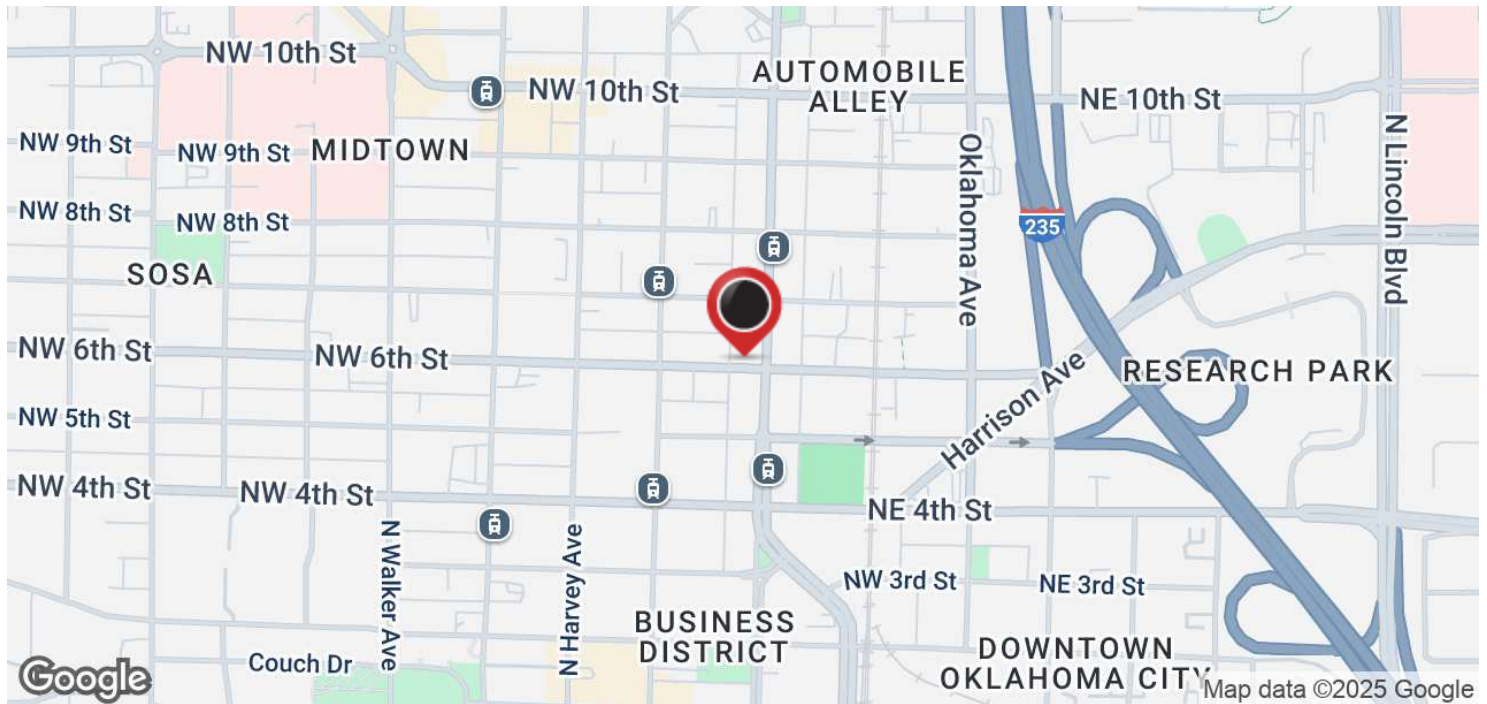
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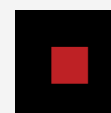
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