



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

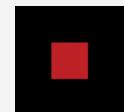
Custom Header

- 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

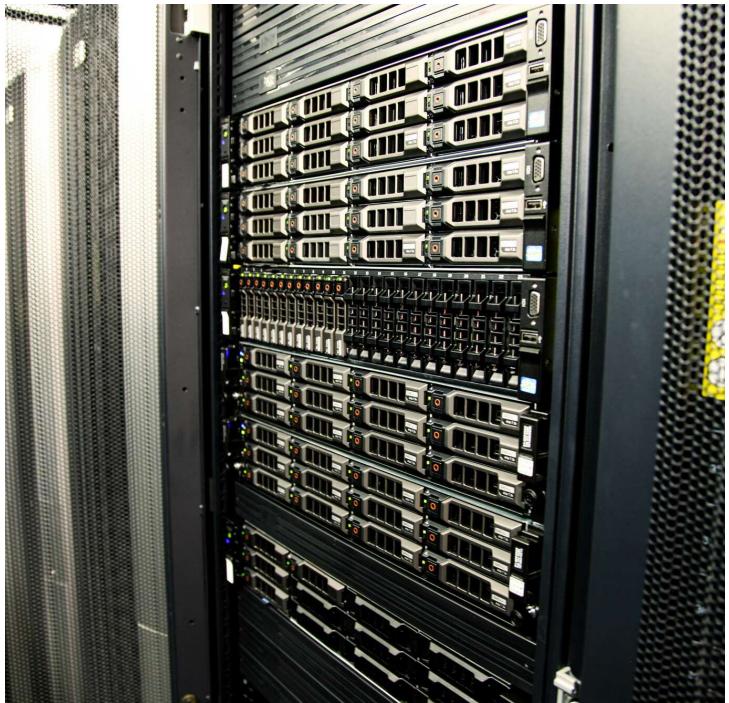
RICK PRITCHETT, CCIM

405.605.0825

rick@precorruffin.com



PRECORRUFFIN



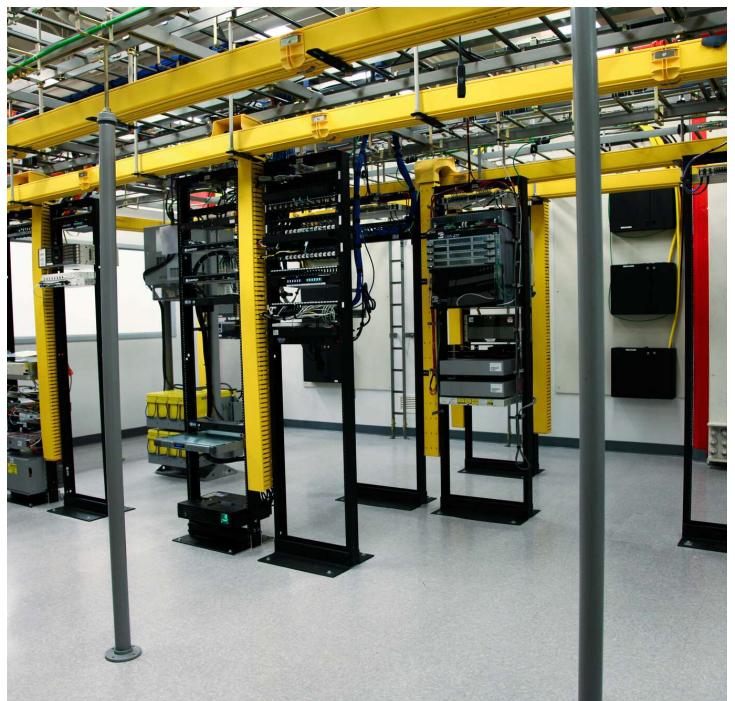
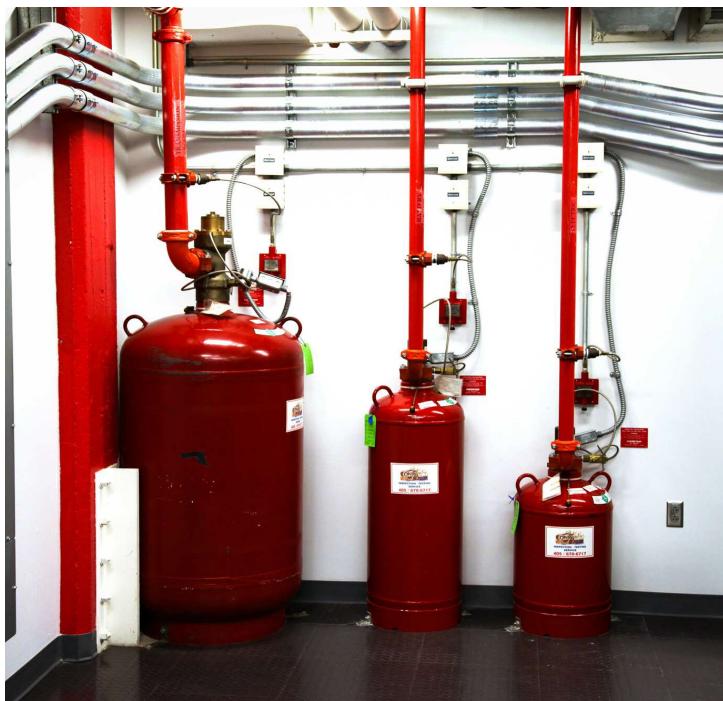
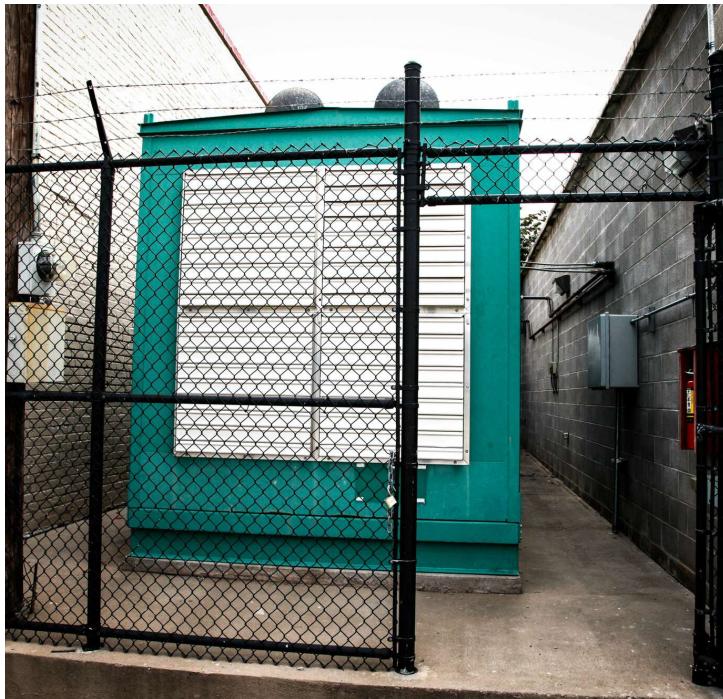
RICK PRITCHETT, CCIM

405.605.0825

rick@precorruffin.com



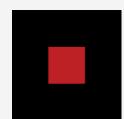
PRECORRUFFIN



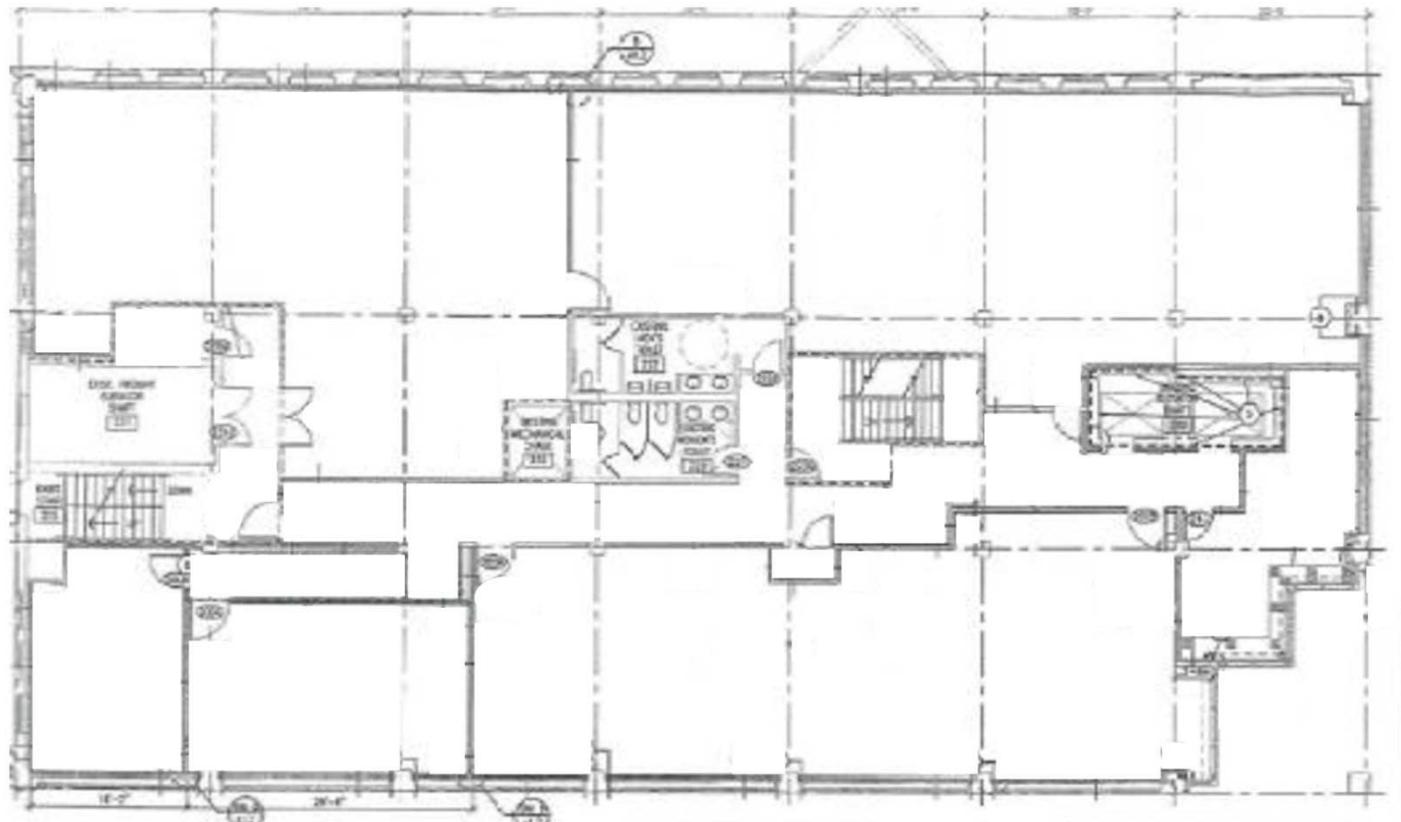
RICK PRITCHETT, CCIM

405.605.0825

rick@precorruffin.com



PRECORRUFFIN



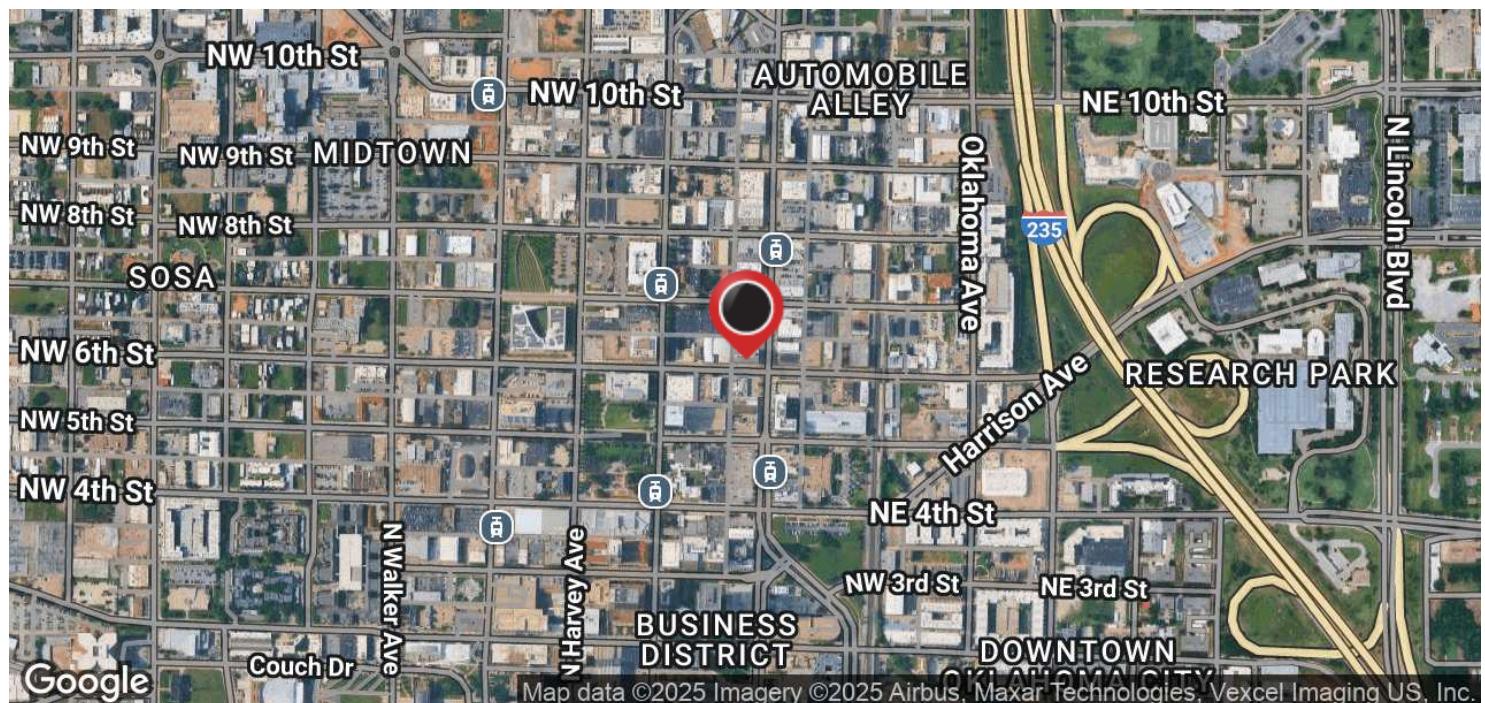
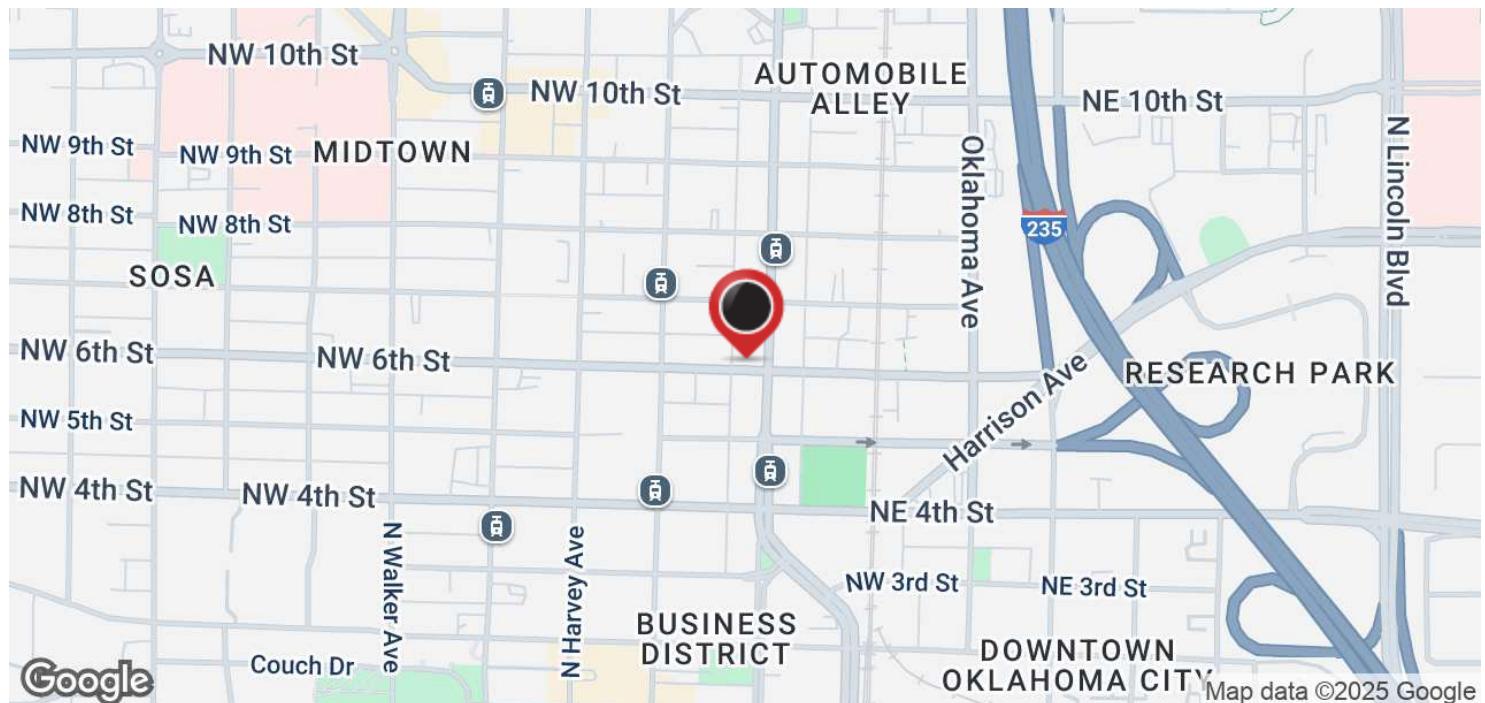
RICK PRITCHETT, CCIM

405.605.0825

rick@precorruffin.com



PRECORRUFFIN



RICK PRITCHETT, CCIM

405.605.0825

rick@precorruffin.com



PRECORRUFFIN