

# THE PALACE BUILDING



**330 S Main St  
Tulsa, OK 74103**

## Offering Summary

LEASE RATE:	\$15.00/SF + NNN
AVAILABLE SF:	5,062 SF
ZONING:	CBD

## Property Overview

Modern, second-generation restaurant space conveniently located in The Deco District of Downtown Tulsa. This space features two kitchens. Each complete with walk-in cooler/freezer, vent hood, & grease trap. Dining room features high ceilings, large windows, and art deco style finishes.

## Property Highlights

- Prime 2nd generation restaurant space available
- Located in the core of downtown Tulsa
- Two (2) Commercial Kitchens in place - each equipped with walk-in cooler/freezer, vent-hood, and grease trap
- Landlord will consider subdividing the space



**Sam Mitchell**

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**William Beichler, SIOR, CCIM**

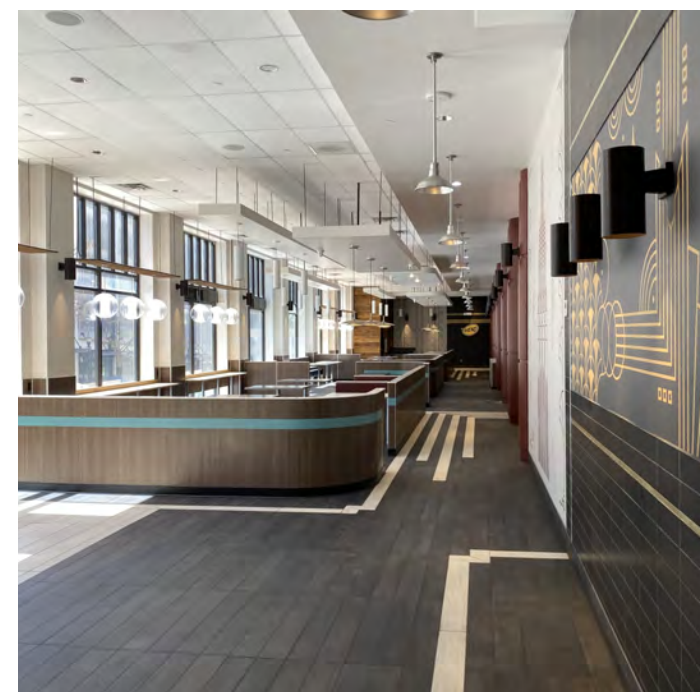
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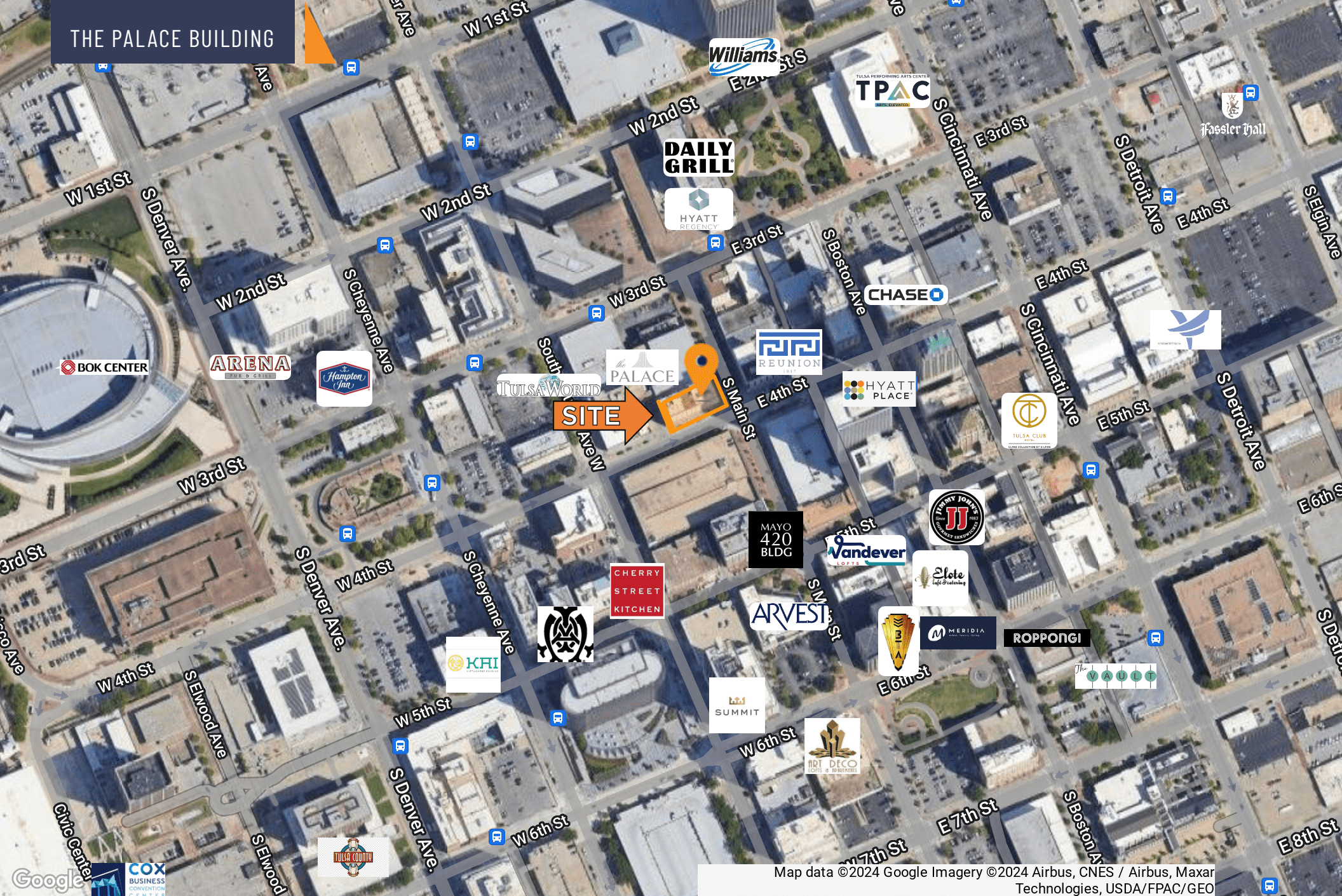
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Downtown Development Map



Source: Downtown Tulsa Partnership - State of Downtown Tulsa 2023

Projects Completed from 2020-Current:

1. Reunion Building
2. Vast Bank Building
3. Holberton School
4. 111 Greenwood
5. Greenwood Rising
6. Cox Building Convention Center Expansion
7. OKPOP Museum
8. The View
9. 222 N Detroit
10. BMX HQ
11. Santa Fe Square Office Building
12. Bob Dylan Center
13. 21 N Greenwood
14. Santa Fe Square Apartments
15. Davenport Lofts
16. Veteran Affairs Hospital
17. Oklahoma Psychiatric Care



The View

Under Construction/Proposed:

18. OSU Medical Research Facility
19. The Annex
20. Western Supply
21. Arco Building
22. WPA Mixed Use Development
23. 36 Degrees North HQ
24. Sinclair Building



Santa Fe Square Conceptual Rendering



The Annex Conceptual Rendering

**\$200+ MILLION**  
New Projects Completed in 2022

**\$600+ MILLION**  
Pipelined Investment

**\$1.56B**  
Invested Since 2010

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