



# DOWNTOWN OFFICE/RETAIL SPACE | FOR LEASE

2 & 12 E CALIFORNIA AVE., OKLAHOMA CITY, OK

## **BRENT CONWAY**

Senior VP/Managing Director, Office  
bconway@newmarkrp.com  
O: 405.208.8636

## **MICHAEL RAPELLA**

Senior Managing Director, Retail  
mrapella@newmarkrp.com  
O: 405.600.6342

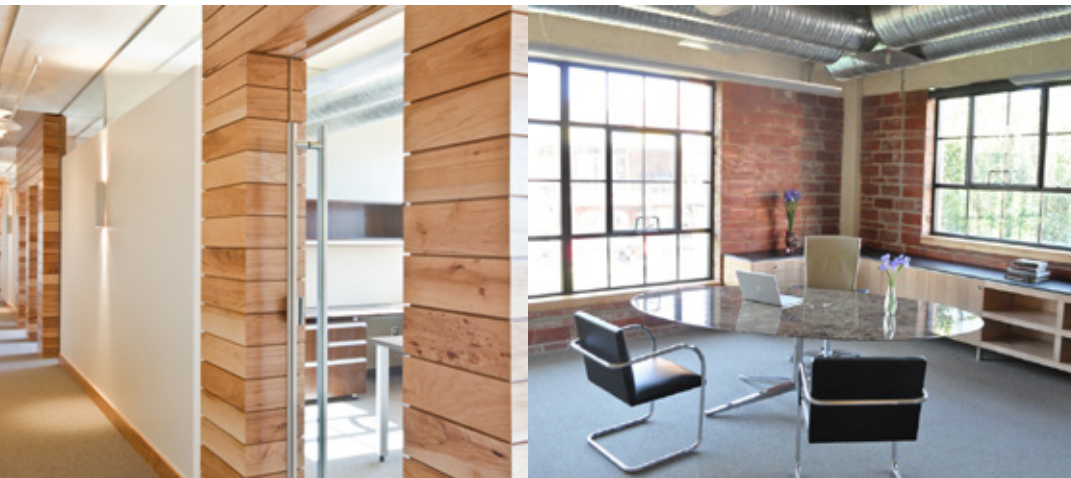
**NEWMARK**  
ROBINSON PARK



Two properties available for lease in the highly sought after Downtown OKC submarket. Ideally situated along the Bricktown Canal, **2 & 12 E California** was originally built in 1929. The properties have been adjoined through development and share ingress and egress. Other features include security keycard access (minus public facing retail spaces), updated elevators and elevator lobby, and the largest rooftop patio in downtown OKC with picturesque views of the OKC skyline. Additionally, improvements to the building include an office redesign in 2009 on the second floor, ADA restrooms, and a 19-foot vent hood installed in 2022 with walk-in refrigerator on the first floor with rear garage-door access.

## PROPERTY DETAILS

<b>Building Size</b>	45,600 SF
<b>Year(s) Built</b>	1909-1929
<b>Retail   Bsmt-Floor 1</b>	2,000-10,500 SF
<b>Office   Floors 2-3</b>	6,150-24,600 SF





# 2 & 12 E CALIFORNIA

## NEARBY DINING & RETAIL



## DRIVE & WALK TIMES

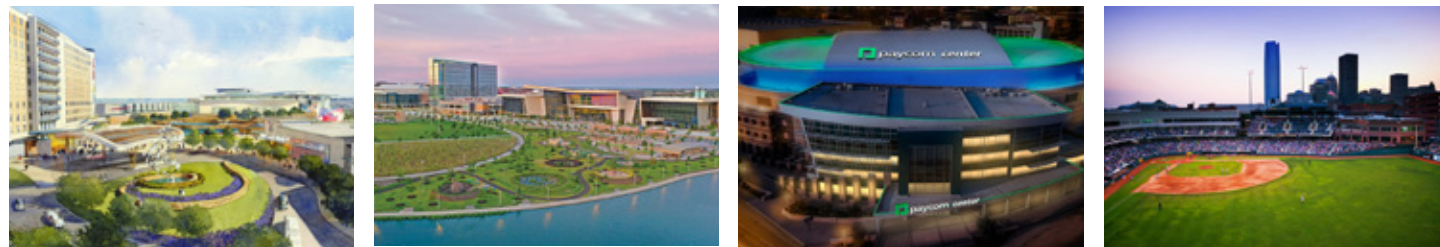


First Americans Museum & OKANA

Convention Center & Scissortail Park

Paycom Center & OKC Thunder

Chickasaw Bricktown Ballpark



# 2 & 12 E CALIFORNIA

## AVAILABILITIES



### 12 E CALIFORNIA

Available Suites	Lease Type	Rental Rate	Square Feet	Rent Type
Suite 100	Retail	\$24.00	8,500	NNN
Suite 150	Retail	\$24.00	2,000	NNN
Suite 200	Office	\$18.00	10,500	NNN

### 2 E CALIFORNIA

Available Suites	Lease Type	Rental Rate	Square Feet	Rent Type
BSMT	Office/Retail	\$24.00	6,150	NNN
Suite 100	Retail	\$24.00	6,150	NNN
Suite 200	Office	\$18.00	6,150	NNN
Suite 300	Office	\$18.00	6,150	NNN





# 2 & 12 E CALIFORNIA

SITE AERIALS





# DOWNTOWN AT-A-GLANCE

1  
CONVENTION CENTER

6M  
OFFICE SPACE SF

11,058  
RESIDENTS

62,695  
DAYTIME POPULATION

50  
MUSEUMS + ATTRACTIONS

16  
PARKS

## AMENITIES AVAILABLE IN OUR LISTED DTOKC PROPERTIES

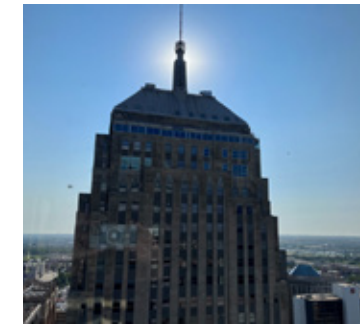
Tenant Mobile App	Car Wash Service	Coffee Shop	Tenant Fitness Center	Outdoor Space	Loading Dock	Bike Racks	Restaurants	Shoe Shine/Repair
Bank/ATM	Mother's Room	EV Charging Station	Gift Shop	Massage Service	Recycling Program	Visitor Parking	24 Hour Security	Underground Walkway
Umbrella Share	Special Event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

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

## 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.



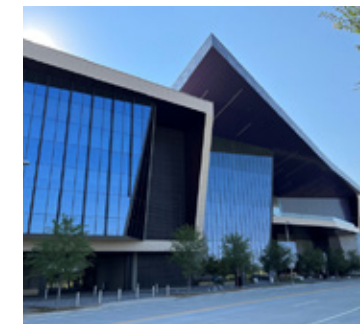
### FIRST NATIONAL CENTER

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.



# 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


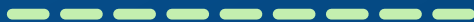






**Streetcar Stops**  
22 Stops DT Loop  
9 Stops Bricktown Loop



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

## MAP KEY

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



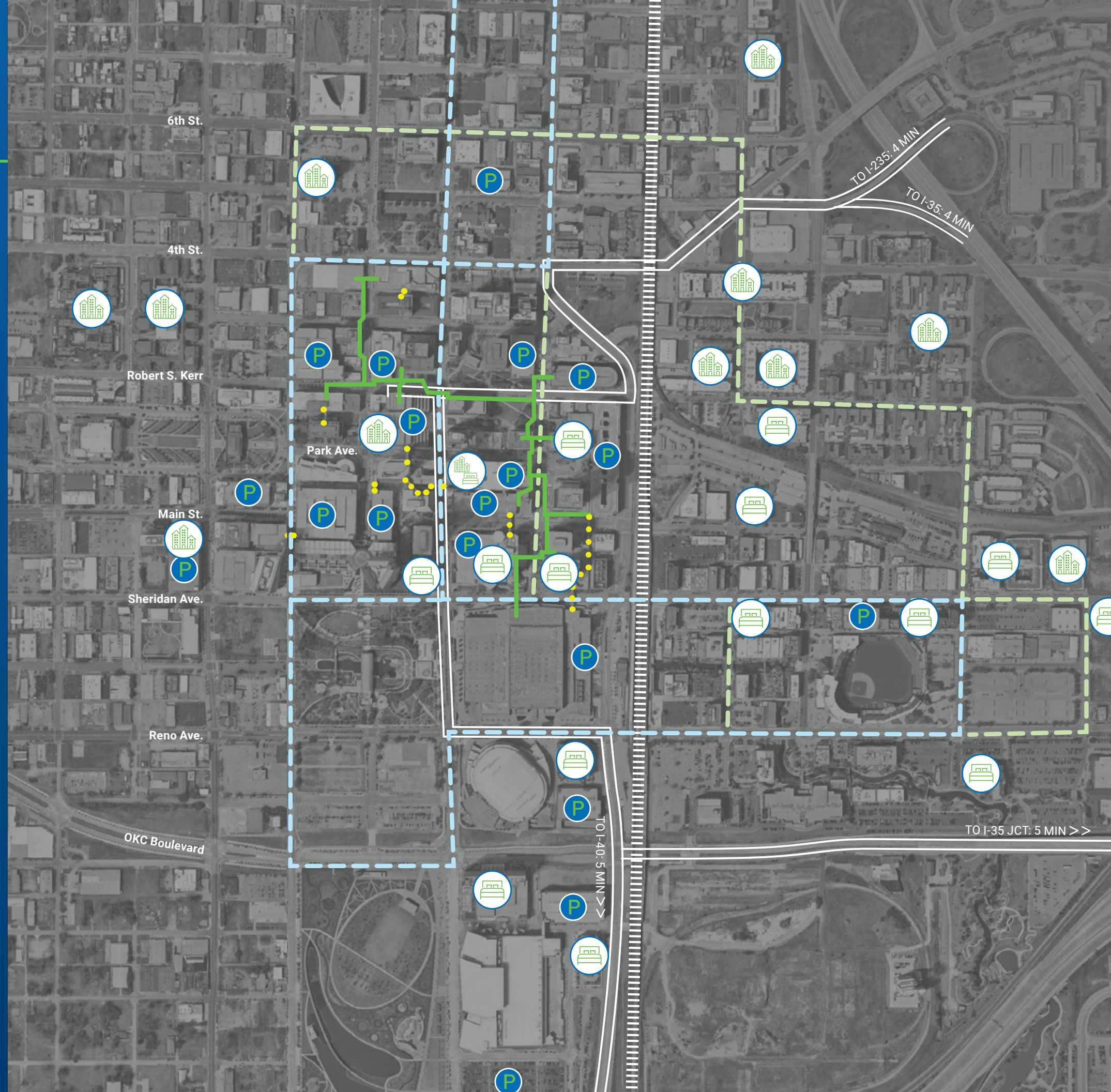
Parking



Multifamily



Hotels







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204 N. Robinson, Ste 700 OKC, OK, 73102 | for more information, visit us at  
110 W. 7th, Ste 2600 Tulsa, OK, 74119 | **NEWMARKRP.COM**

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