

DOWNTOWN OFFICE/RETAIL LEASE OPPORTUNITY

CARNEGIE CENTRE

131 DEAN A MCGEE AVE, OKLAHOMA CITY, OK 73102



JUDY J. HATFIELD, CCIM

EQUITY COMMERCIAL REALTY ADVISORS, LLC

Founding Principal

(405) 640- 6167 office

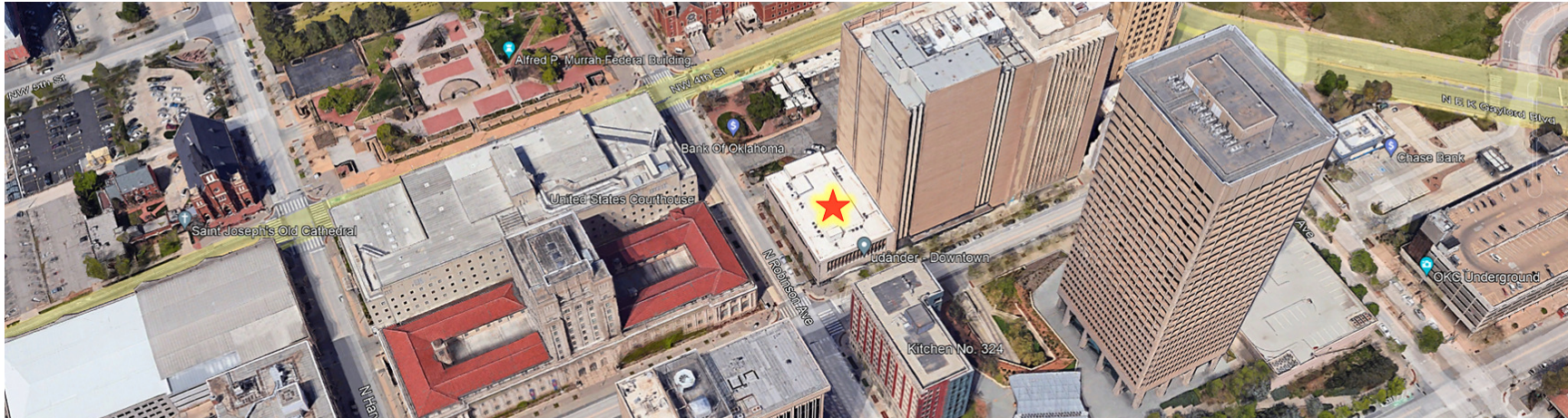
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OFFERING SUMMARY

Total Available SF:	5,276 SF
Suite 130:	809 SF
Suite 135:	4,467 SF
Lease Rate:	\$16.00/SF NNN
NNN Rate:	\$2.40/SF
	Utilities & Janitorial Incl.
	Tenant Pays Maintenance
Office 316 (3rd Level):	146 SF
	\$425/mo. (Utilities Paid)
Building Size:	66,000 SF
Year Built:	1953
Year Renovated:	2016

PROPERTY OVERVIEW

Carnegie Centre is a Mixed-Use Historic Renovation of the former Downtown Library, located on the Corner of Dean A. McGee and N Robinson in the Heart of Downtown OKC's Central Business District. Carnegie Centre Accommodates Commercial Tenants on the Ground Floor and Residential Lofts on the Upper Floors. Commercial Tenants Include Udander Spa, Jack's Bakehouse, Equity Commercial Realty Advisors, and John Rex Charter School.

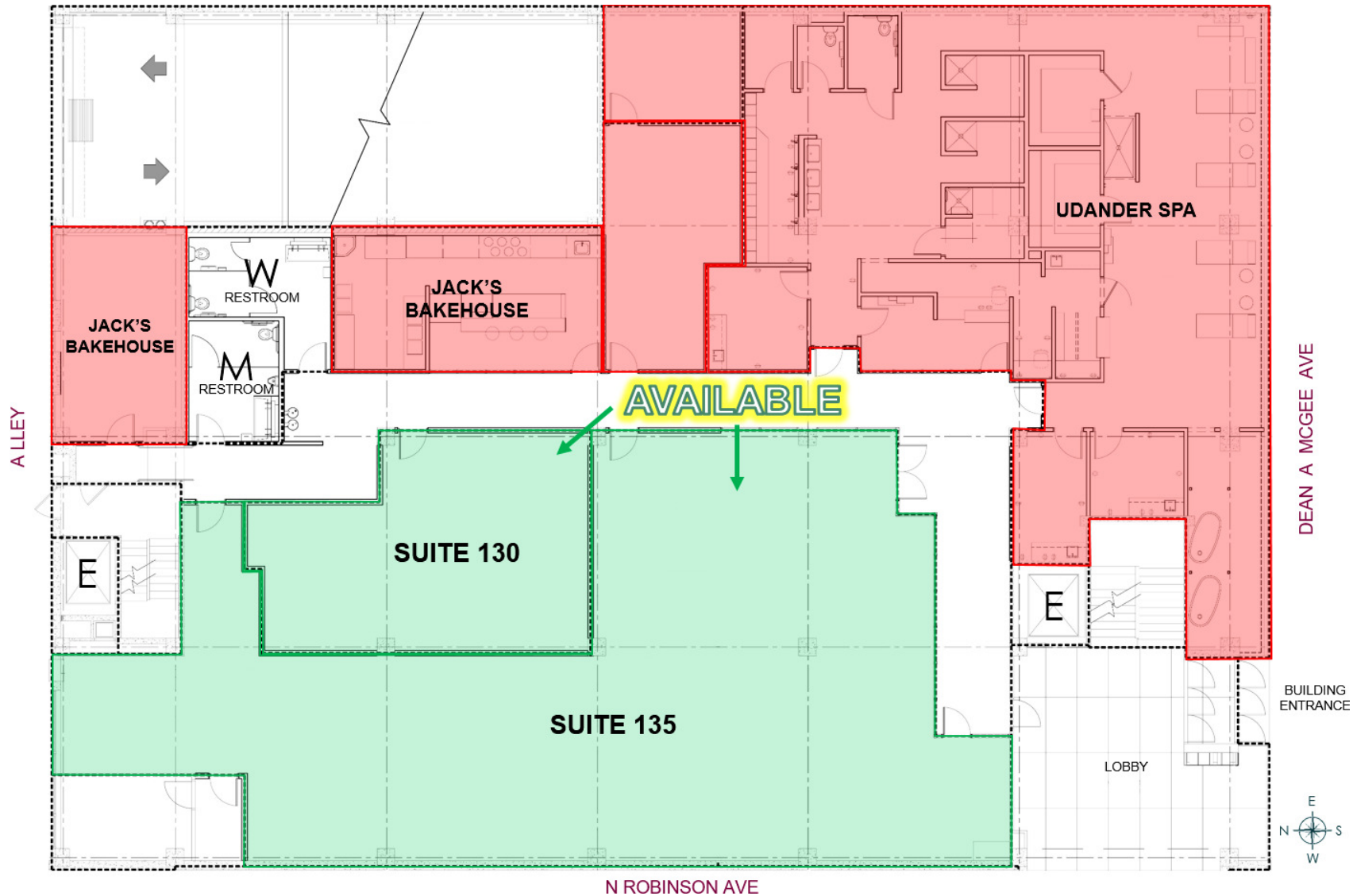
PROPERTY HIGHLIGHTS

- Suites 130-135 (Available 3/1/26) - Former Architectural Firm, which includes a Reception Area, Conference Room, Large Open Work Area, Private Office Space, Break Room, and Ample Storage Space. 2 Large ADA Men's and Women's Restrooms on 1st Floor.
- 1st Floor Includes an Inviting and Beautifully Furnished Lobby Area
- 3rd Level Office Features Large Windows with views of Downtown OKC
- On-Site Owner/Manager | Controlled Building Access & Security Cameras | Two Elevators
- National Register of Historic Places | Located on Streetcar Route | Across from OKC Underground
- Judy J. Hatfield, Broker/Owner
- VIEW PROPERTY VIDEO HERE: <https://vimeo.com/1096276067/5c4bac02a8?ts=0&share=copy>

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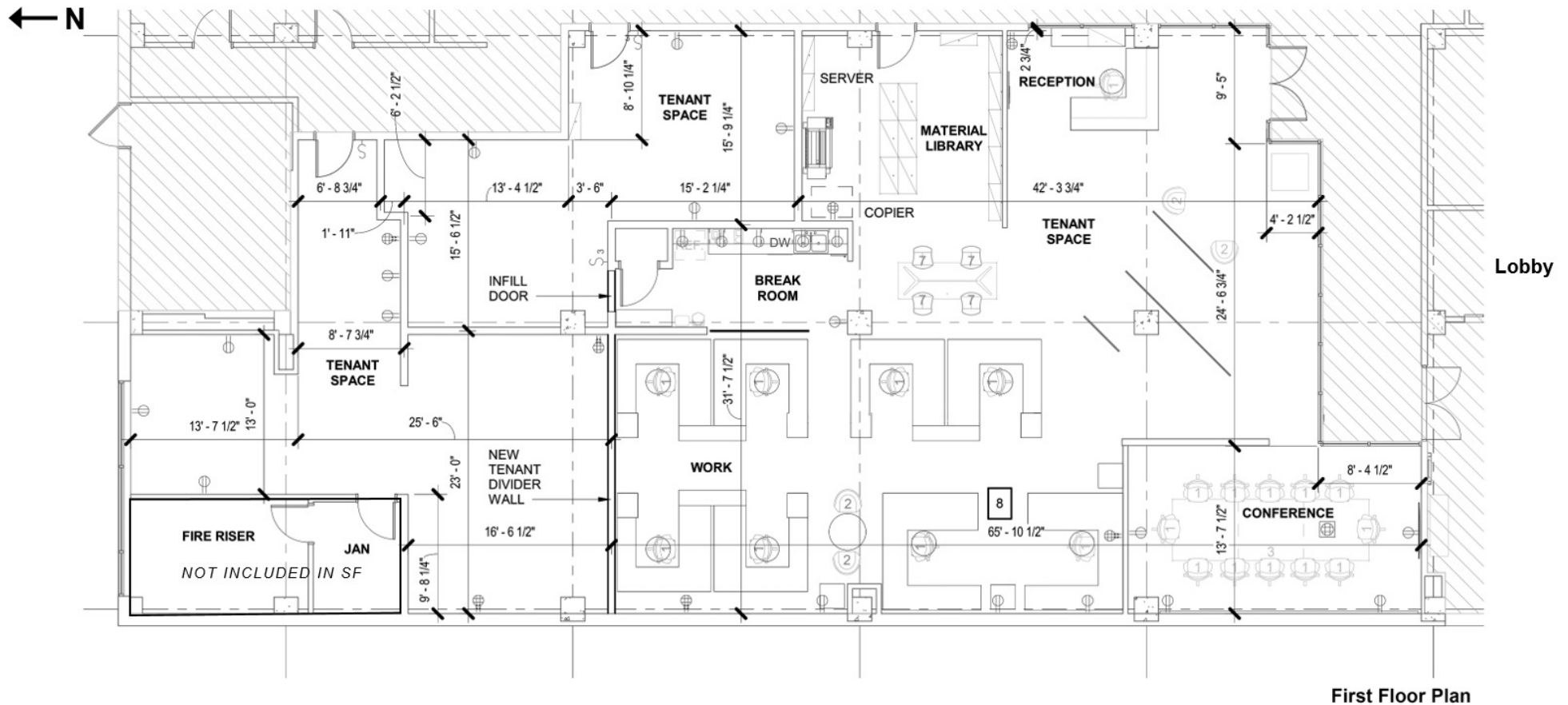
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Beck Design - Oklahoma City Office

June 8, 2020

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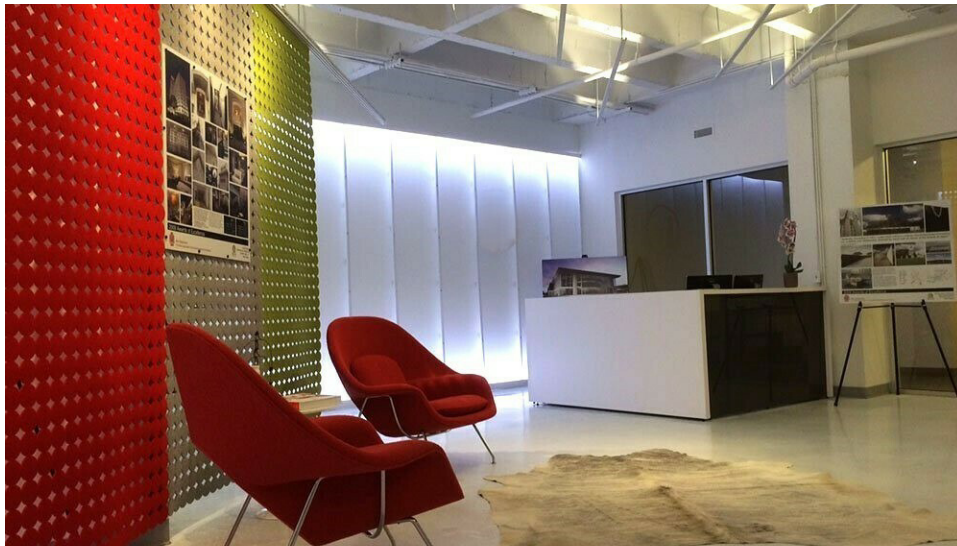
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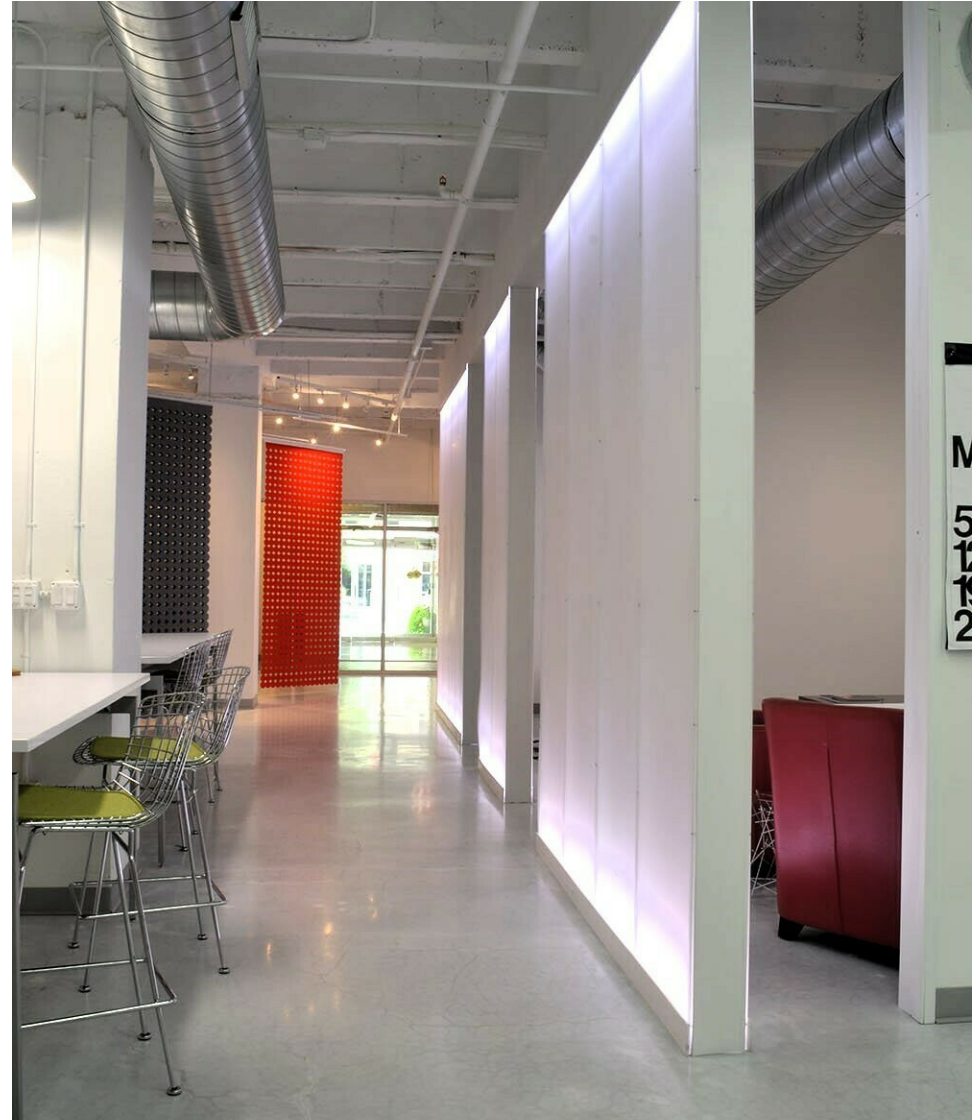
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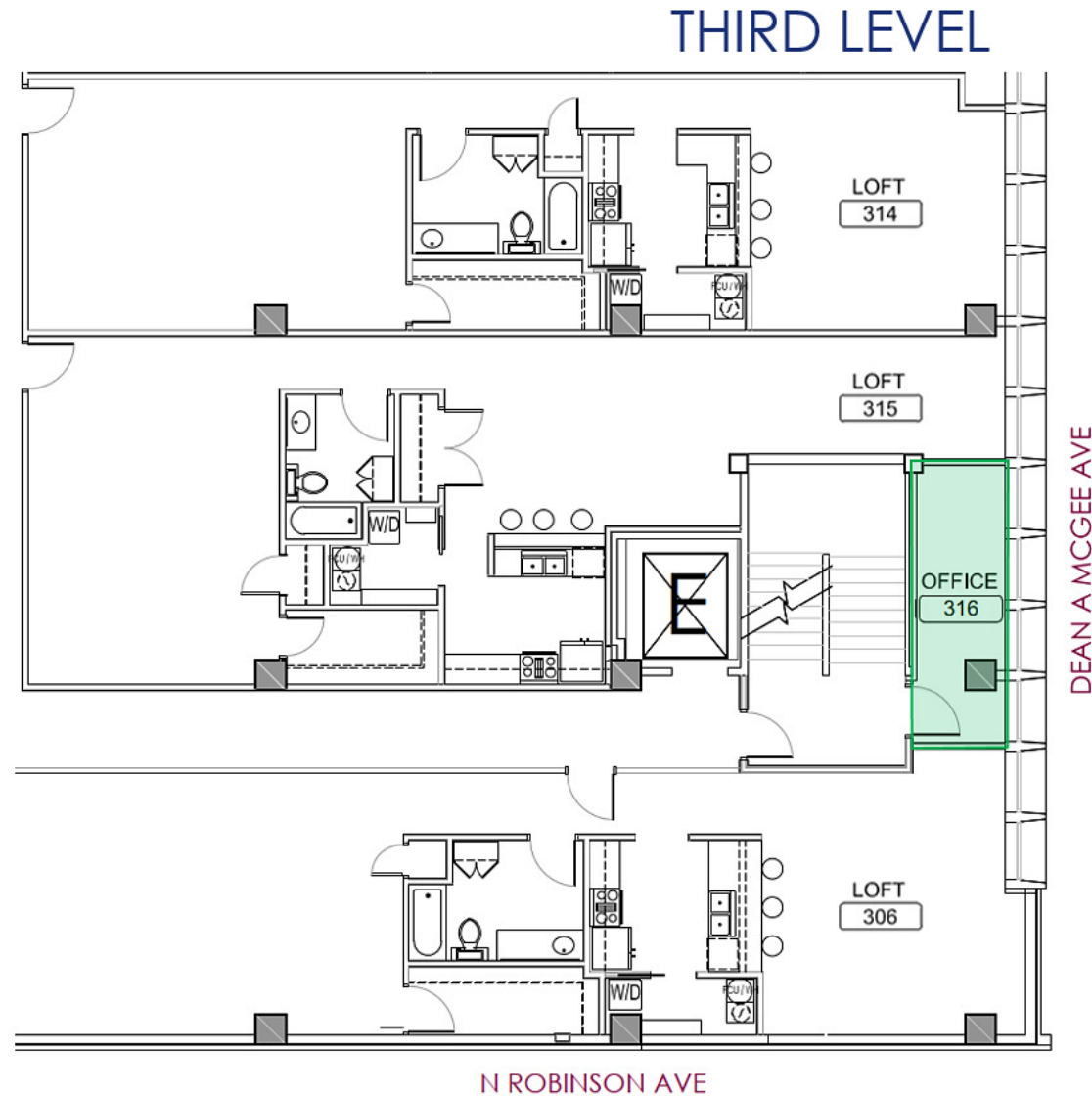
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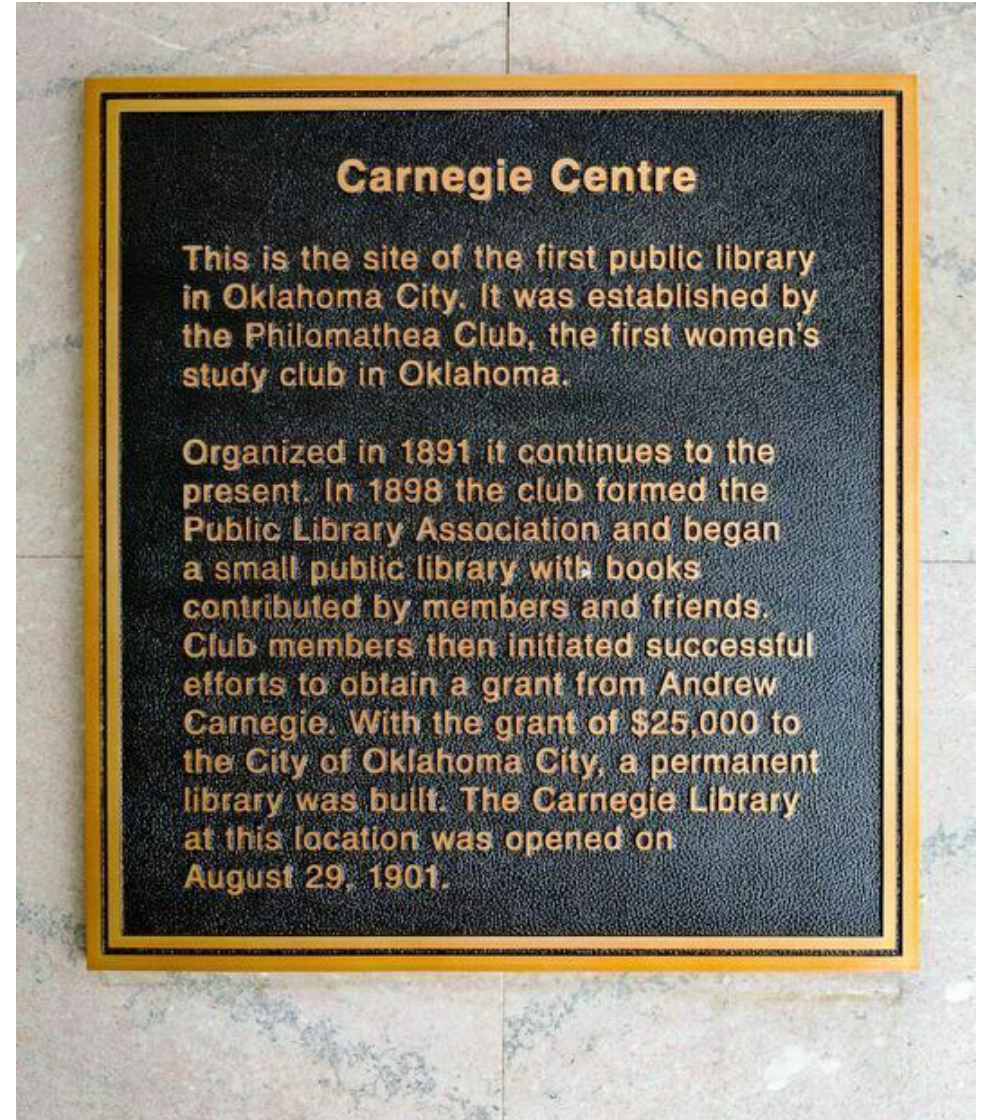
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Carnegie Library - 1954



Carnegie Centre

This is the site of the first public library in Oklahoma City. It was established by the Philomathean Club, the first women's study club in Oklahoma.

Organized in 1891 it continues to the present. In 1898 the club formed the Public Library Association and began a small public library with books contributed by members and friends. Club members then initiated successful efforts to obtain a grant from Andrew Carnegie. With the grant of \$25,000 to the City of Oklahoma City, a permanent library was built. The Carnegie Library at this location was opened on August 29, 1901.

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SECURE PARKING GARAGE

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udander

TIME TO EXHALE

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www.jacksbakehouseokc.com



www.johnrexschool.org

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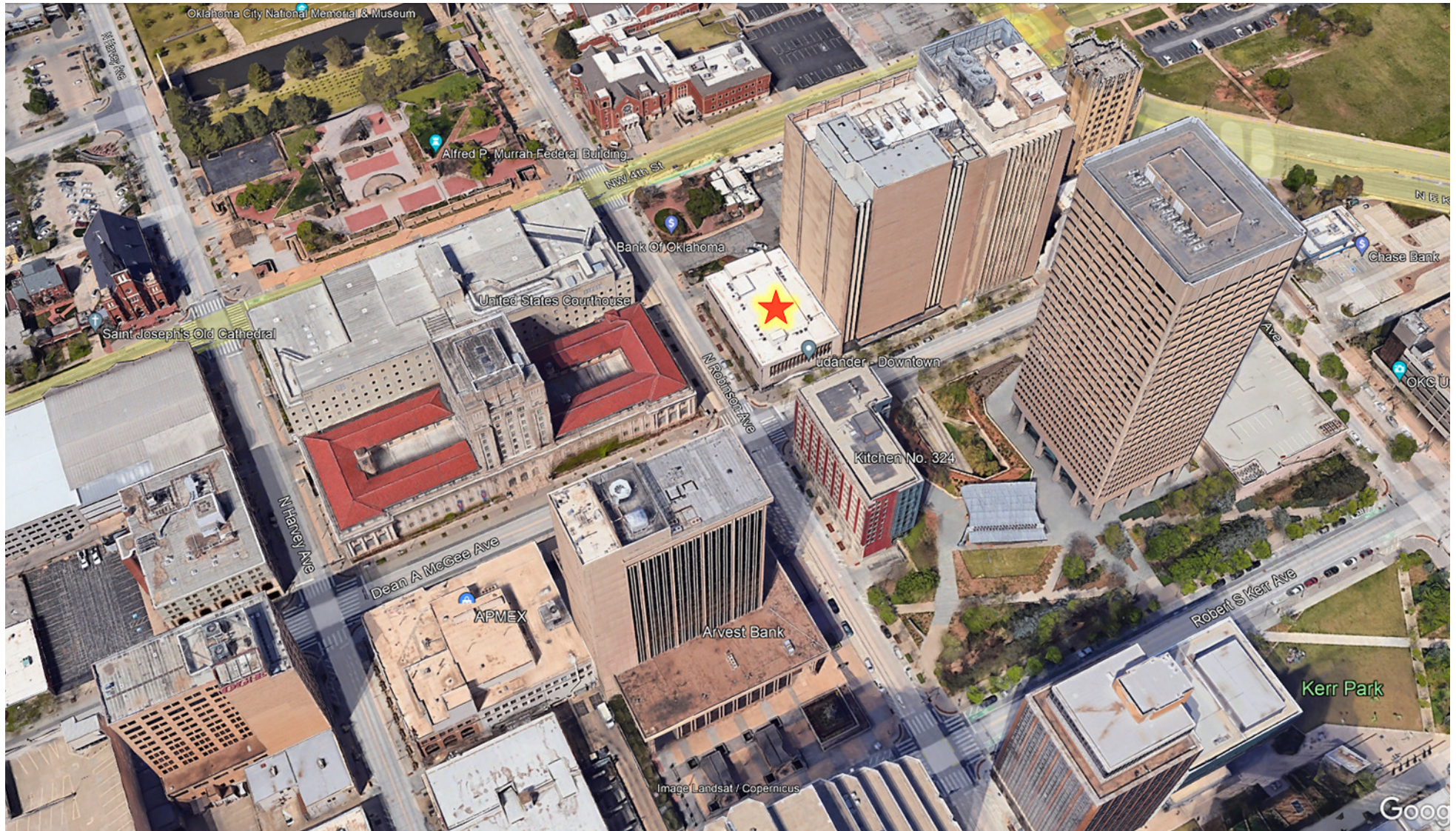
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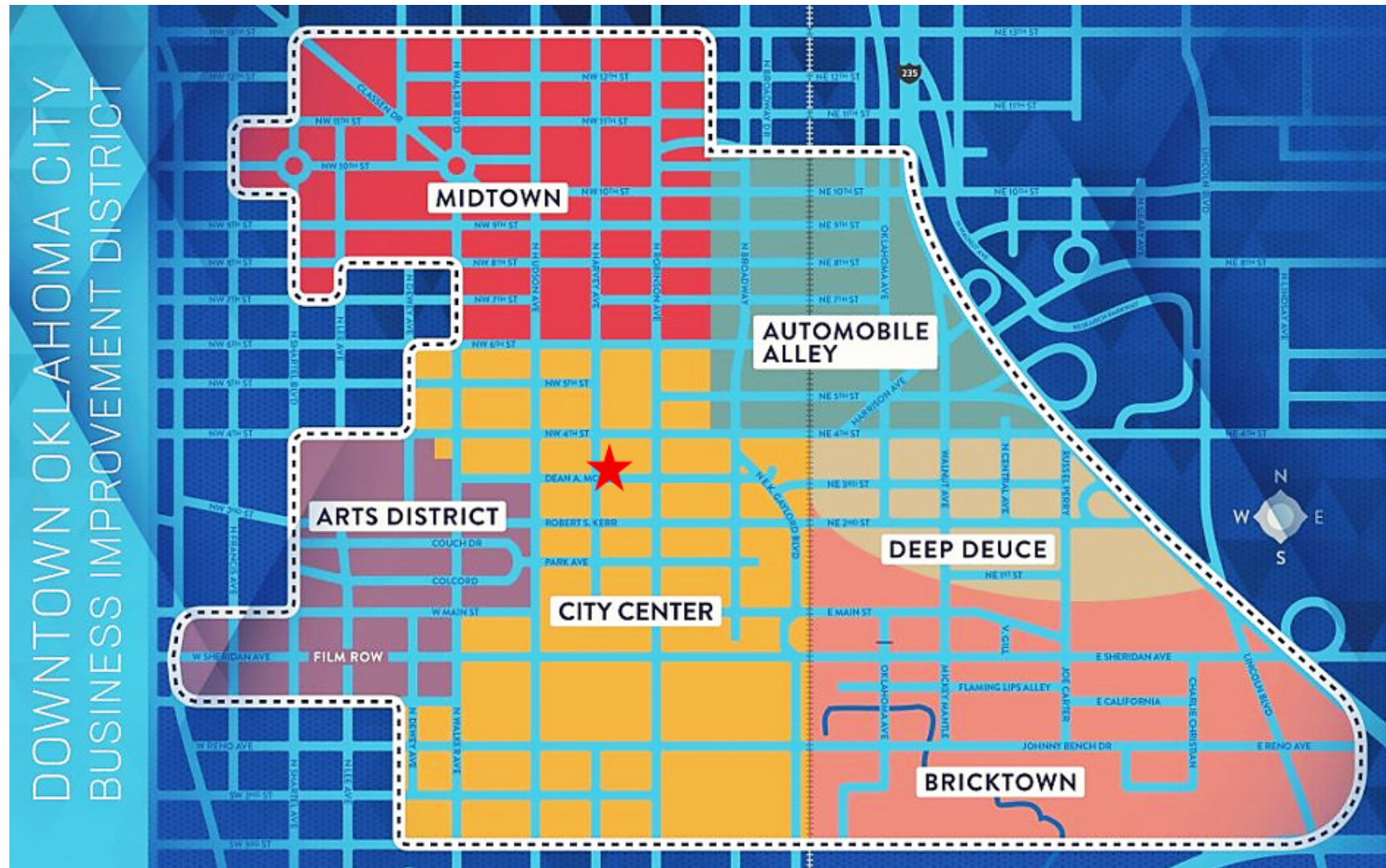
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