



**EXCEPTIONAL
RETAIL
OPPORTUNITY**

**OIL CAPITOL
BUILDING**



THE HISTORIC OIL CAPITAL BUILDING

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507 SOUTH MAIN STREET, TULSA OKLAHOMA 74103

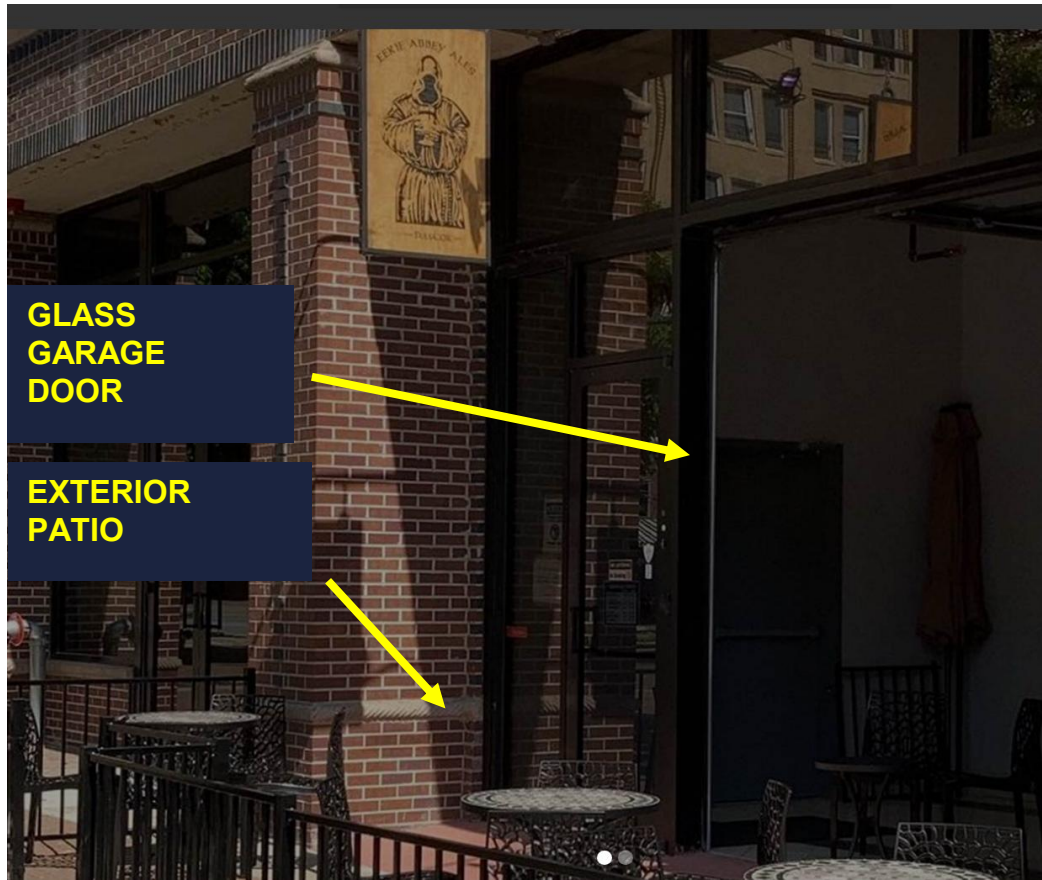
THE OPPORTUNITY - HIGHLIGHTS:

- Historic Landmark - Exceptional Retail/Brewery Opportunity
- Formerly Eerie Abbey Ales – Belgian-Style Brewery
- Vibrant Deco Arts District Location
- Attractive Fit and Finish
- Flexible and Efficient Layout
- Expansive Ceiling Height – Exposed Ceiling
- Modern Glass Garage Door Opening
- Outdoor Patio / Exterior Dining Area
- Prominent Signage Opportunity
- Excellent Visibility and Exposure
- Convenient Access to Parking
- Elevated Service and Security Offering
- Exclusively Operated by Price Family Properties



THE OPPORTUNITY - DETAILS:

- Size: 4,000 +/- SF
- Price: \$15.00 per SF/NNN



**GLASS
GARAGE
DOOR**

**EXTERIOR
PATIO**



EXCEPTIONAL RETAIL OPPORTUNITY

The Oil Capital Building
Modern Residential Offering

SUBJECT SPACE

**EXCEPTIONAL
RETAIL/BREWERY
OPPORTUNITY**



EXCLUSIVELY PRESENTED BY PRICE FAMILY PROPERTIES, LLC

CONTACT DETAILS:

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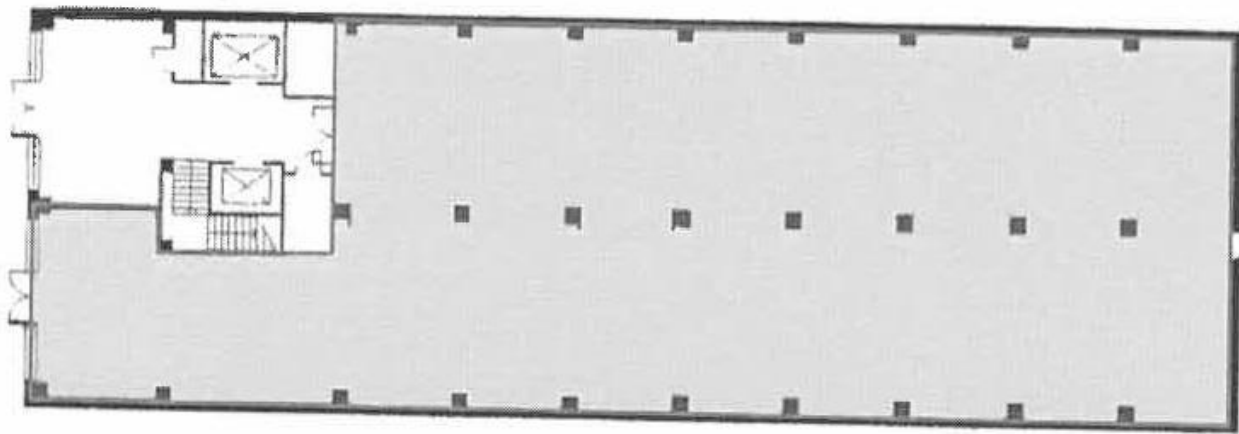
507 SOUTH MAIN STREET





THE HISTORIC OIL CAPITAL BUILDING

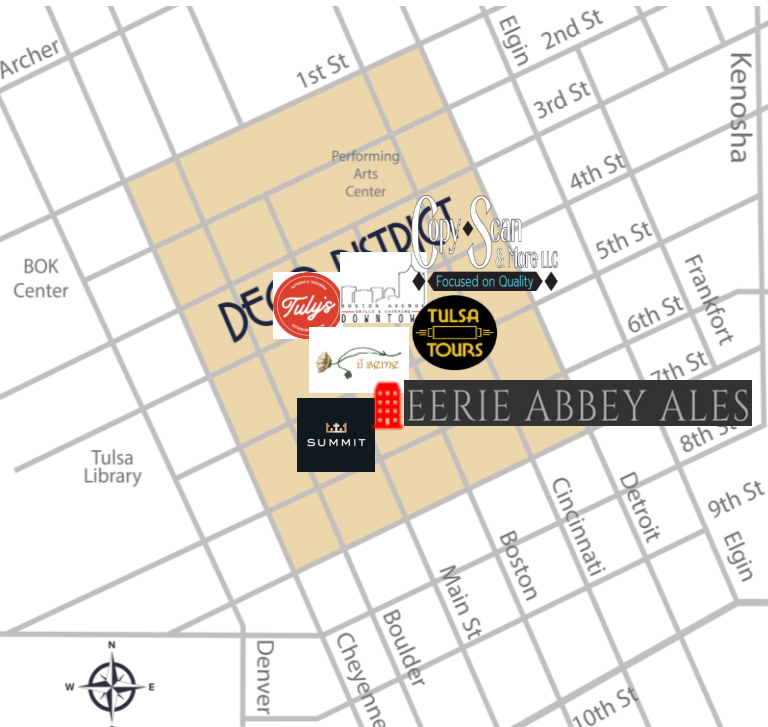
MAIN STREET



SUBJECT SPACE



EXPERIENCE THE DECO ARTS DISTRICT - ALL WITHIN WALKING DISTANCE



PFP - Office Buildings

- Arvest Tower
- First Place Tower
- Park Centre Building
- Philcade Building
- Petroleum Club Building
- I & II Main Plaza
- Pythian Building

PFP - Residential Buildings

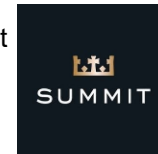
- 111 Lofts
- Transok Apartments
- Oil Capital Building
- Arco Building

Downtown Tulsa - Districts

- Tulsa Arts District
- Cathedral District
- Blue Dome District
- East Village District
- Meadow Gold District
- Greenwood District
- Pearl District
- Kendall Whittier
- SoBo District
- Arena District

Dining Options

- The Summit Club
- 1925 at the Mayo
- Boston Avenue Grille & Catering
- Tuly's Tacos
- JJ Deli & Sushi
- il seme
- Elote Café & Catering
- Boston Title & Abstract
- Lou's Deli
- Roppongi
- Deco Deli
- Daily Grill
- Kai Vietnamese Cuisine
- The Boulder Grill
- Steakfinger House
- The Vault Restaurant
- Jimmy John's
- Rose Rock Microcreamery
- New Atlas Grill
- Chamber at Tulsa Club Hotel



EERIE ABBEY ALES



PORTFOLIO ATTRACTIONS





THE LUXURY OF CONVENIENCE



Arco Building - Residential



The Summit Club



111 Lofts – Residential



First Place Tower – Fitness Center



The Summit Club



111 Lofts – Community Room / Fitness Center



THE EXPERIENCE IS THE DIFFERENCE

Dear Prospective Tenant,

Given that our portfolio spans 50% of the Downtown Tulsa market and is largely comprised of office product and multi-family product, the retail component is paramount in delivering an unapparelled experience for our valued tenants, residents, and neighbors. We are establishing a vibrant neighborhood, and we look forward to expanding our retail footprint to include best-in-class retail partners who share our passion for excellence.

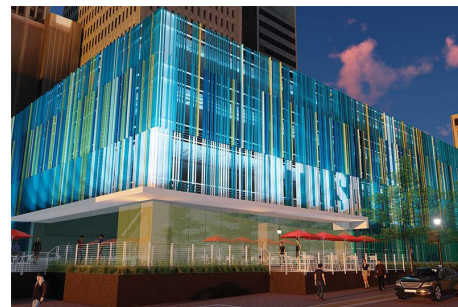
The experience is the difference, and that is a core component of the value proposition that we deliver at Price Family Properties.

Very truly yours

Anderle F. Khaled

Anderle F. Khaled, Executive Vice President

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PRICE FAMILY PROPERTIES



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