

RETAIL FOR LEASE

# CITIZEN

3,971 SF | GROUND FLOOR

600 N ROBINSON AVE, OKLAHOMA CITY, OK 73102

# Where Citizenship & Innovation Meet

Discover an unparalleled opportunity to establish your restaurant or high-end boutique in the heart of downtown Oklahoma City. Located at 600 N Robinson Ave, this **4,418 SF retail space** within Citizen offers a unique environment for businesses seeking to thrive in a vibrant, exclusive community. The open layout and dedicated patio space allows for endless design possibilities, enabling you to tailor the space to your specific needs and brand identity. Whether you envision a chic dining area, a stylish boutique, or a modern showroom, this location offers the flexibility to bring your concept to life.

## OPPORTUNITY



**3,971 SF**  
Interior



**447 SF**  
Patio Space



Customizable  
Interior



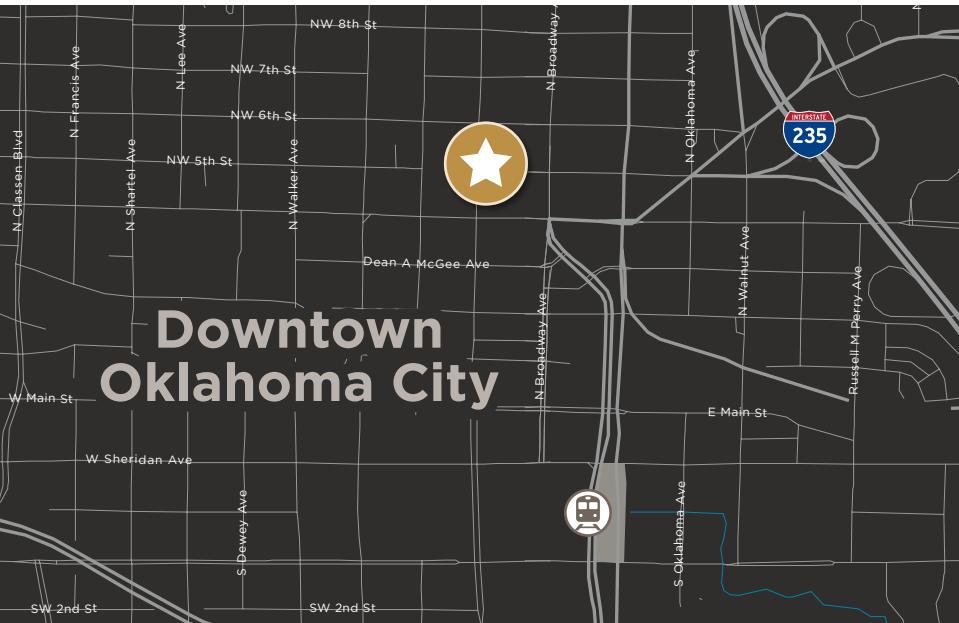
Ground level,  
Street visibility



CITIZEN BUILDING

# A NEW BUILDING CONCEPT

Founded on the values of citizenship, this world class 12-story mixed-use building integrates 21st-century workspace with unparalleled hospitality. The building embraces Citizen-led programming and innovation in design, setting a new standard for excellence. This first-class building is perfectly designed for a post-Covid world where in-person engagement is required for the future of work and more.



## PRIME LOCATION:

Located at the intersection of Downtown OKC, Midtown, and the Innovation District

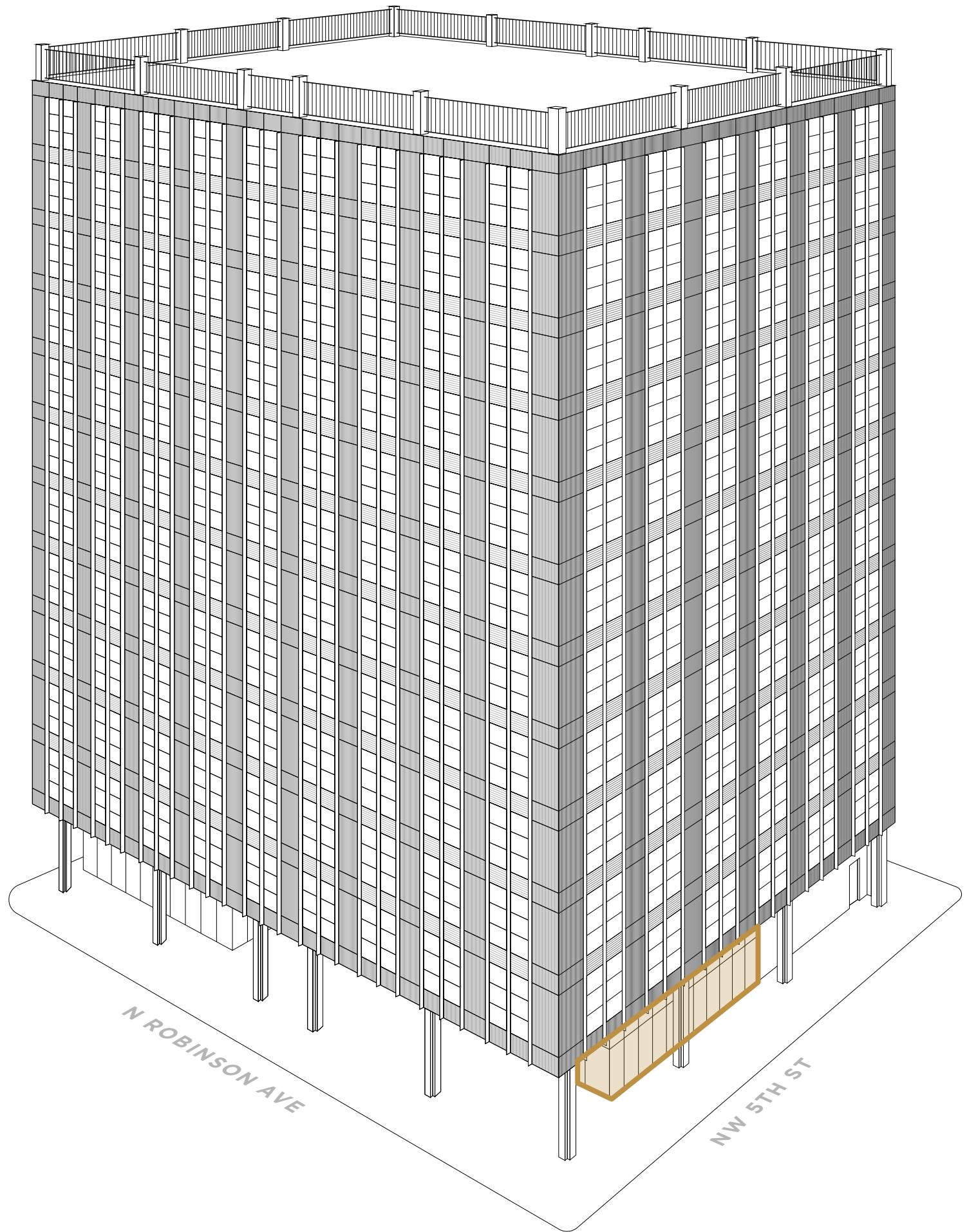
**PRESTIGIOUS  
NEIGHBORS:**  
Citizen is anchored by Citizen House, a three-story modern social club that integrates bespoke hotel suites, flexible executive workspace, upscale dining and special event spaces.



**ACCESSIBILITY:**  
OKC's newly developed, modern streetcar system makes getting around the city easier than ever

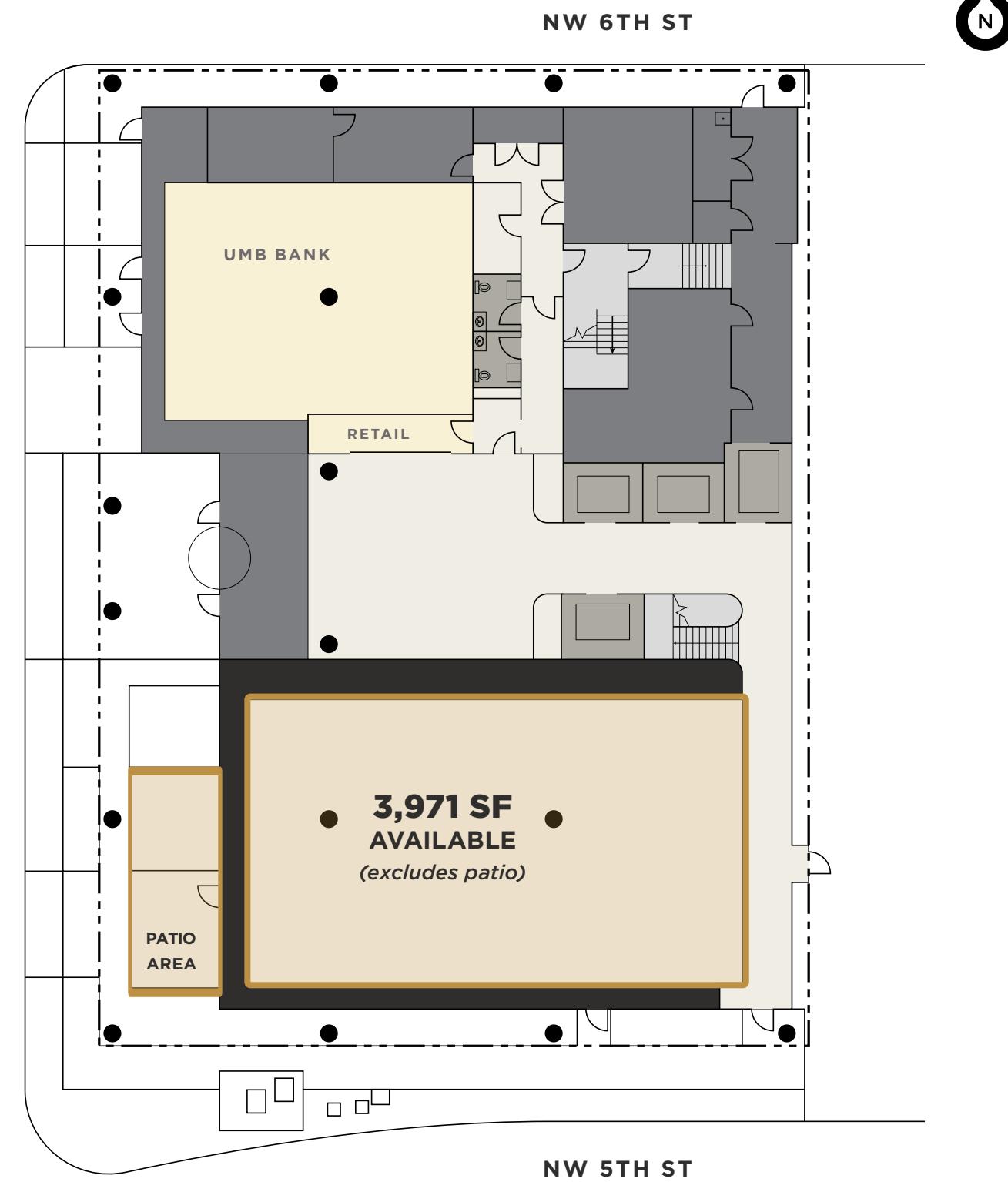
**CULTURAL  
PROXIMITY:**  
Close to the impactful Oklahoma City National Memorial

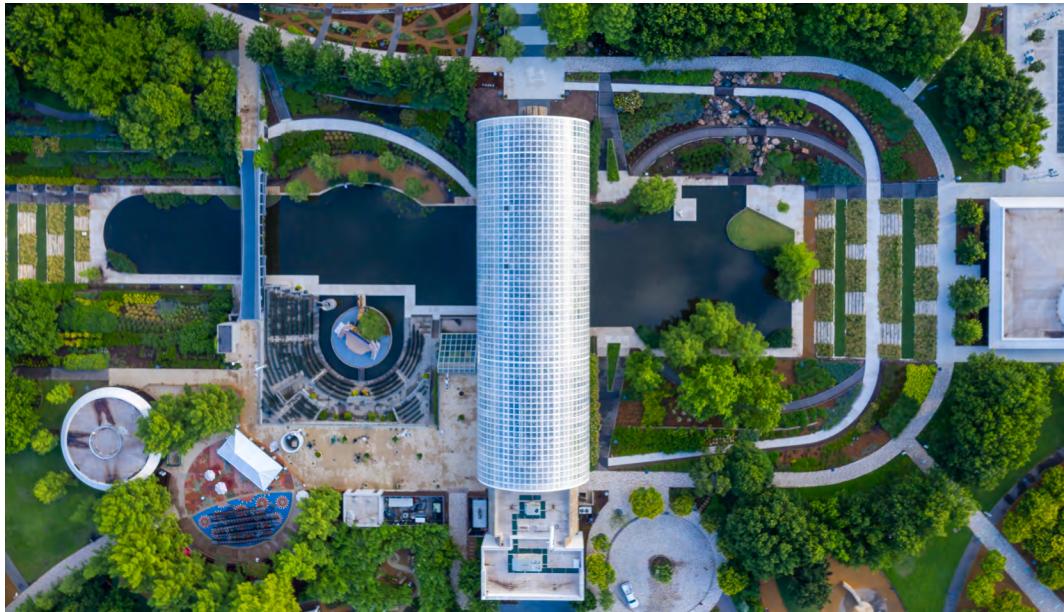




SITE PLAN

# Availabilities





## LOCATION

At just over 1.4 million residents, the Oklahoma City metropolitan area is the 20th largest and 6th fastest-growing city in the United States. Downtown OKC is seeing an urban renaissance, as multi-million dollar historical restorations and developments give the area new life. Walkability, proximity to cultural events, and access to green spaces make this an appealing area for young professionals and investors alike.

**160**

Restaurants

**62**

Retail Stores

**47**

Museums & Attractions

**16**

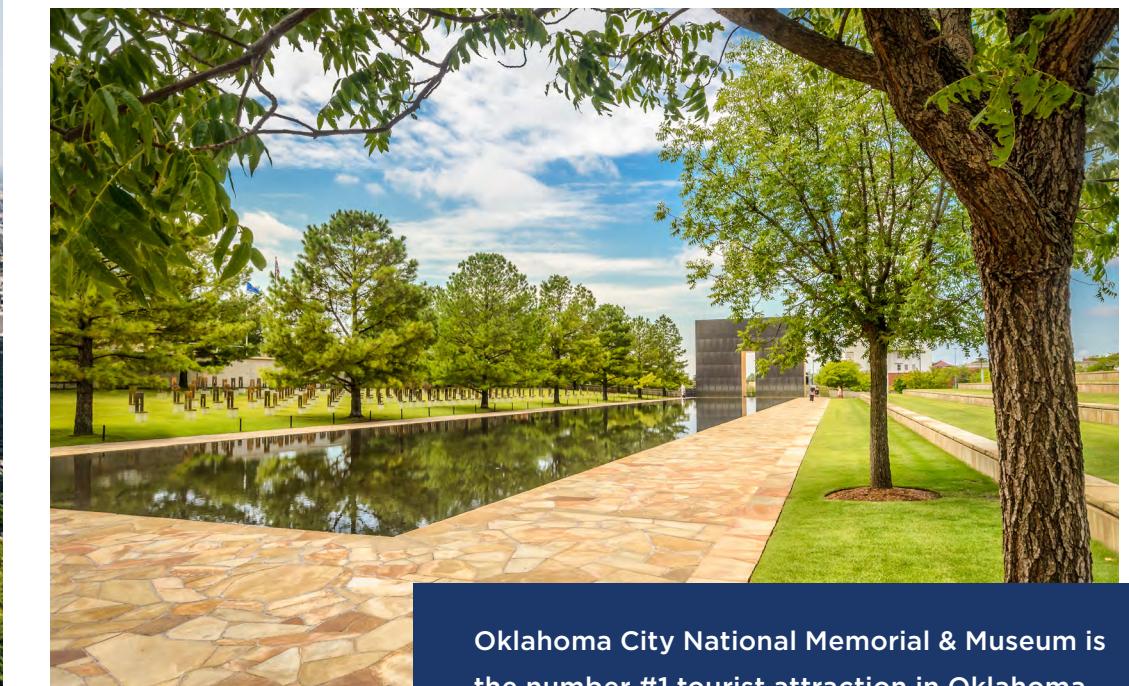
Hotels

**5**

Public Parks

**27**

Bars & Nightclubs



Oklahoma City National Memorial & Museum is the number #1 tourist attraction in Oklahoma and sits directly across the street from Citizen

# DOWNTOWN OKC



DOWNTOWN OKC

# Demand Drivers

## Within 1 Mile

|            |             |       |                  |                    |
|------------|-------------|-------|------------------|--------------------|
| 12,355     | 49%         | 21%   | \$100K           | 60,108             |
| Population | Millennials | Gen Z | Household Income | Daytime Population |

## In the Area

### ATTRACTI0NS



### LUXURY HOTELS



## Annual Visitors

 1 million  
Myriad Botanical Gardens

 350K  
Oklahoma City National Memorial & Museum

 +1 million  
Paycom Center

 500K  
Scissortail Park

# Downtown Location



# CONTACTS

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