

ROSE PAWN HISTORIC RENOVATION



316 E 2nd St, Tulsa, OK 74120

Property Description

Historic renovation of the Rose Pawn Building. Landlord is permitting the building core/shell improvements and will coordinate tenant improvements in conjunction with core/shell work. Entire building is available for lease, first floor offers ±5,184 SF and second floor offers ±5,471 SF.

Property Highlights

- Owner initiating full historic renovation of the Rose Pawn building. Owner will manage core/shell improvements and tenant build-out at the same time.
- Intent is to pass on the benefit of the historic tax credits to the new tenants.
- Asking rate is \$36.50/SF (Full-Service), includes cleaning. \$75.00/SF in TI allowance. Parking costs are outside of base rental rate.
- Parking solutions (for additional fee/cost) include American Parking managed lot to the west, parking at KC Auto Hotel, and parking in the Santa Fe Office parking garage.

Offering Summary

LEASE RATE:	\$36.50 SF/yr (Full Service)
NUMBER OF UNITS:	2
AVAILABLE SF:	5,184 - 12,500 SF

Spaces	Lease Rate	Space Size
316 E 2ND ST - SUITE 101	\$36.50 SF/yr	5,184 SF
316 E 2ND ST - SUITE 201	\$36.50 SF/yr	5,471 SF

Demographics	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,390	30,814	68,906
TOTAL POPULATION	7,849	72,106	159,151
AVERAGE HH INCOME	\$85,440	\$77,924	\$77,097

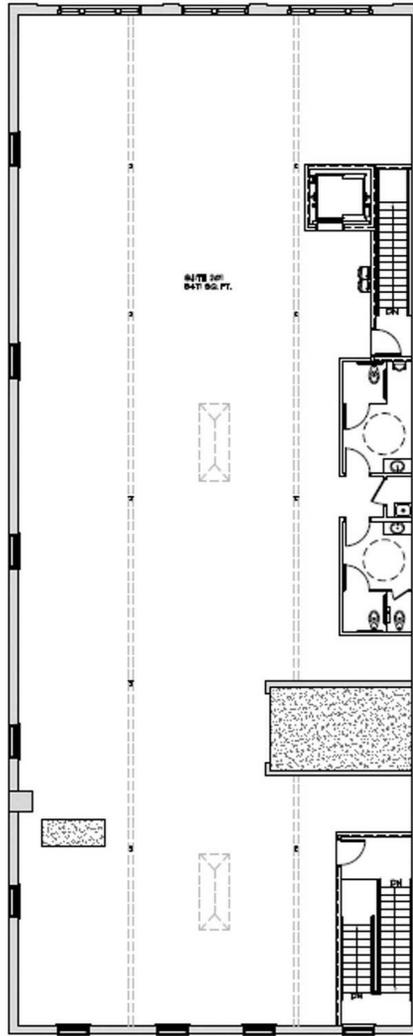
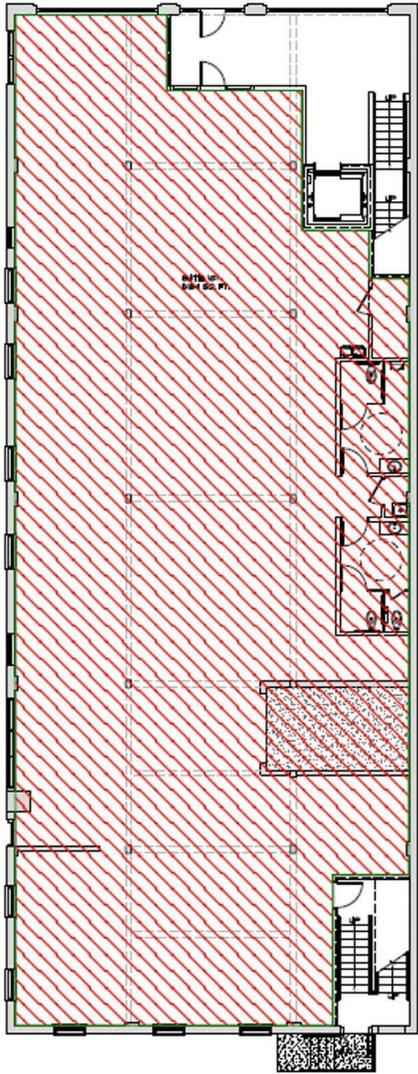
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1 1ST LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

2 2ND LEVEL FLOOR PLAN
SCALE: 1/8" = 7'-0"

 = First Floor Suite Space



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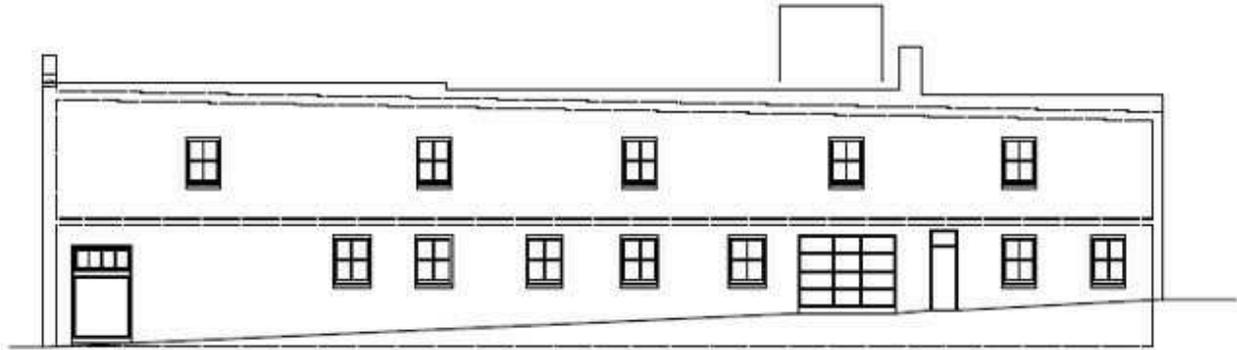
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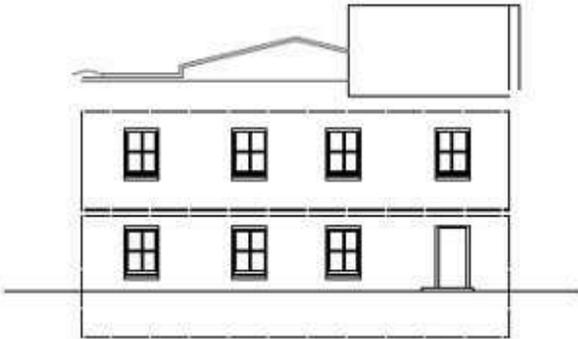




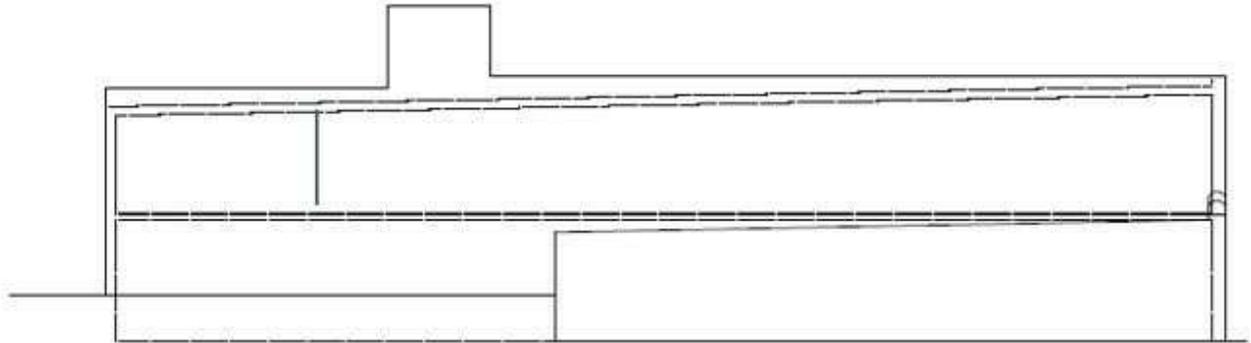
1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 WEST ELEVATION
SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



4 EAST ELEVATION
SCALE: 1/8"=1'-0"

FULL SCALE AT 22x34 | HALF SIZE REDUCTION

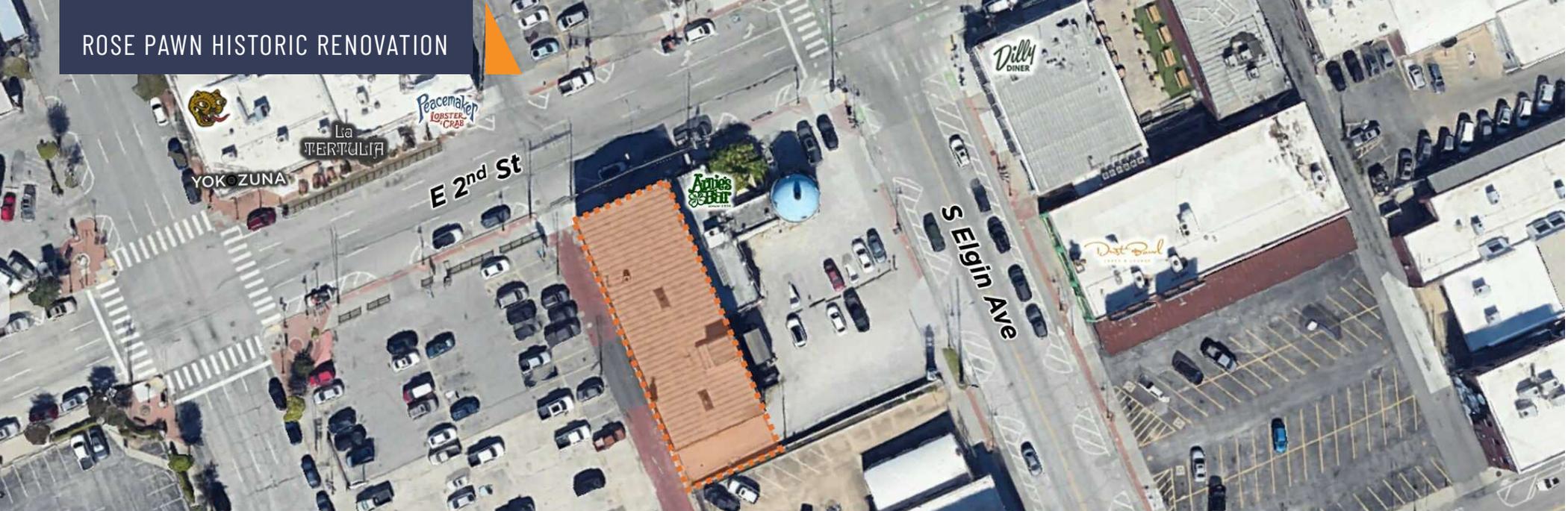
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PARKING MAP - ROSE PAWN HISTORIC RENOVATION



1. American Parking - 304 E 2nd St
2. American Parking - 268 E 2nd St
3. American Parking - 114 S Detroit Ave
4. American Parking - 50 S Elgin Ave
5. American Parking - 260 S Detroit Ave
6. American Parking - 115 S Detroit Ave
7. Santa Fe Square Office Parking Garage - 414 E 2nd St (Covered)
8. City Hall Parking Garage - 223 E 1st St (Covered)
9. KC Auto Hotel Parking Garage - 313 S Cincinnati Ave (Covered)

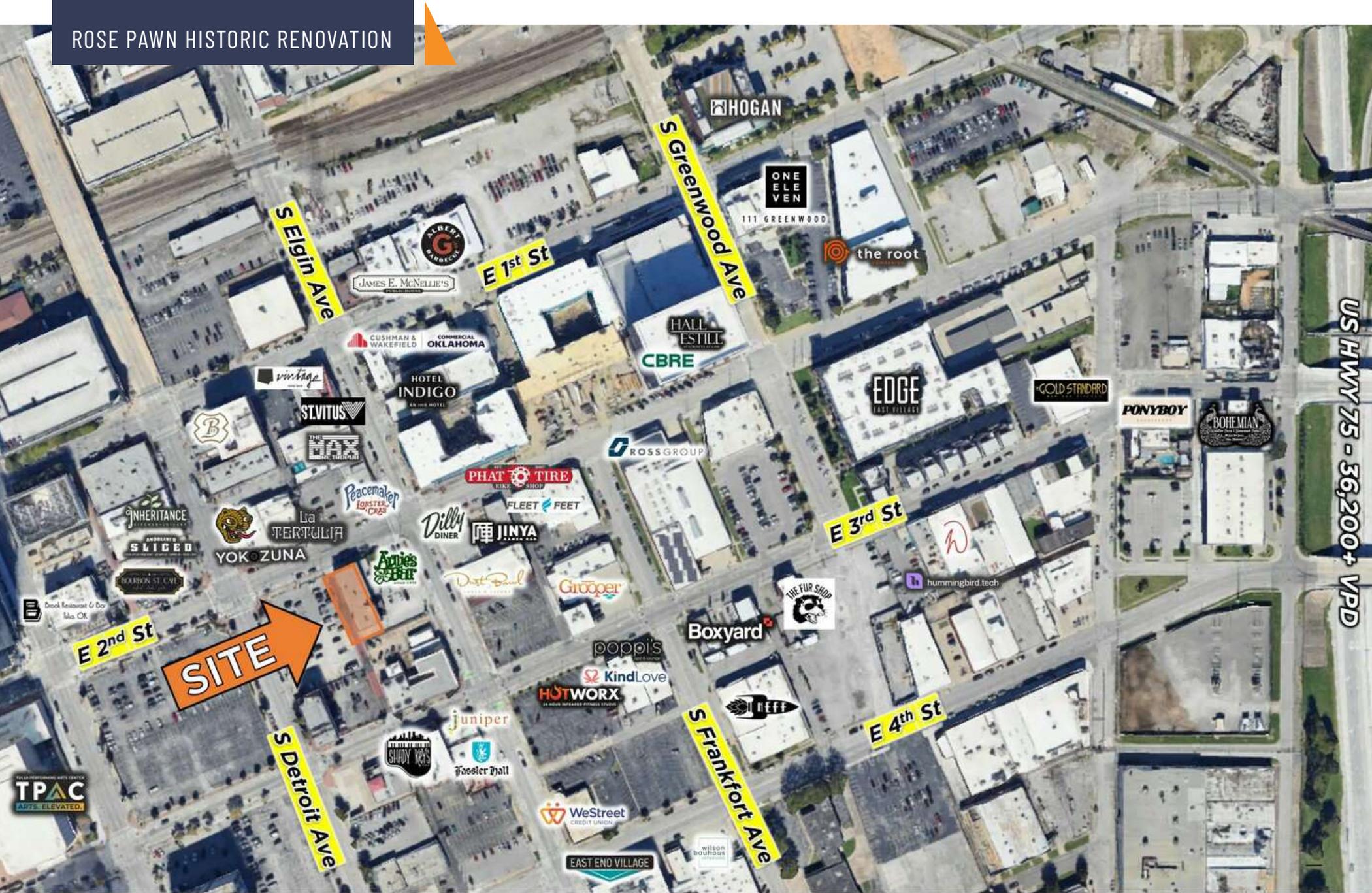
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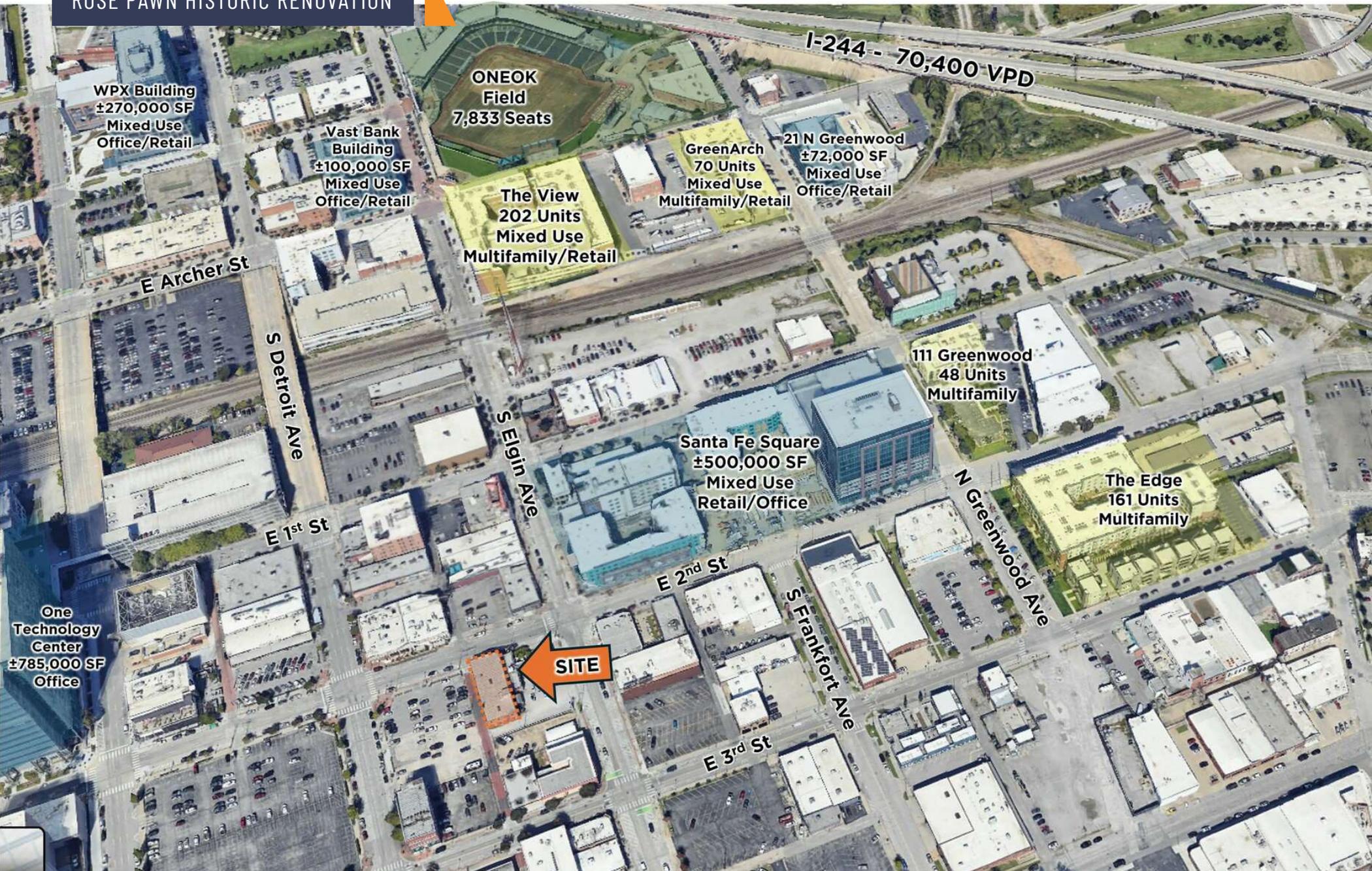
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Projects Completed from 2020-Current:

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

Source: Downtown Tulsa Partnership - State of Downtown Tulsa 2023

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TULSA

QUALITY OF LIFE

PARKS & REC

6,553 acres

of maintained parkland in Tulsa

135 parks

in the City of Tulsa

57 miles

of walking trails, two skate parks, three dog parks, and five public swimming pools

227 sports fields

99 playgrounds, 94 tennis courts, 8 outdoor pickleball courts, 13 water playgrounds, 18 splash pads, 96 picnic shelters, 4 golf courses and 8 disc golf courses

Source: Parks, Culture and Recreation, City of Tulsa, 2023

FESTIVALS

Tulsa Mayfest

Over 125,000 annual attendees to the annual festival

Tokyo, OK

Over 300 hours of family-friendly anime entertainment

Tulsa Linde Oktoberfest

Named a Top Five Oktoberfest with over 200 taps of German and local beer and 140,000 SF of tents, stages and more

Harvest Beer Festival

Beers produced by over 20 breweries

Source: Oklahoma Tourism & Recreation, 2023

Source: Tulsa Oktoberfest, Inc., 2023

Source: USA Today, Conde Nast Traveler Magazine, Orbitz

SPORTS

Tulsa Oilers FC

Tulsa Tulsa

Drillers

University of Tulsa

Golden Hurricane

2022 PGA Championship

hosted at Southern Hills

Source: Parks, Culture and Recreation, City of Tulsa, 2023

FOOD & DRINK

16+ breweries

95+ food trucks

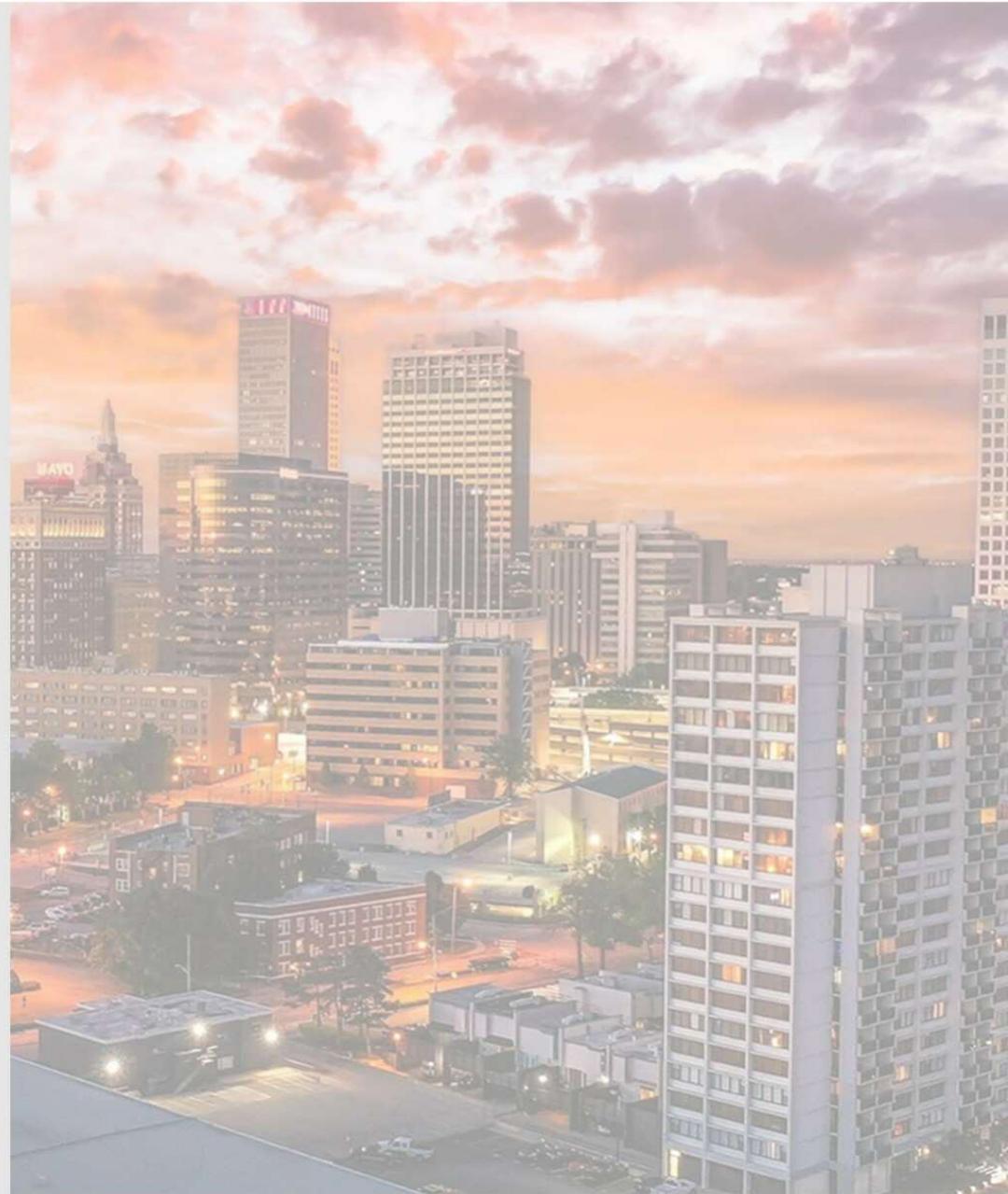
Home to

James Beard

nominated restaurants

Source: Tulsa Regional Tourism, 2023

Source: Tulsa Food Trucks, 2023



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#1 State with the Lowest Tax Burden
(Anderson Economic Group)

#1 Most Affordable Housing in the U.S.
(Rocket Homes, 2021)

MSA POPULATION:
1,010,000+ PEOPLE

#1 U.S. City Where Incomes are Growing the Fastest
(gobankingrates.com)

#2 Most Affordable Big City in the U.S.
(Rocket Homes 2021)

#1 Best Place for Women to Start a Business
(Thumbtack.com)

TULSA

#4 Most Affordable City in the U.S.
(American Home Shield, 2022)

#1 City for Growth and Inclusion
(Brookings Institute 2018)

#1 GDP for mid-sized MSA's
(Business Facilities, 2021)

The Best Destination to Visit
(CNN.com/travel, 2022)

#3 Best City for Remote Workers
(Forbes, 2021)

Top 15 Emerging Tech-Talent Cities in North America
(CBRE, 2021)

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