

1141 N. ROBINSON AVENUE

OKLAHOMA CITY, OK 73103



PROPERTY DESCRIPTION

Discover the fusion of heritage and innovation at 1141 N. Robinson Avenue, Oklahoma City. The Art Deco landmark, re-envisioned in 2024, spans 50,046 SF, with premiere office amenities, surface-level parking with a solar canopy, access to transit and the streetcar. Boasting a central location in Midtown OKC, with high-energy efficiency upgrades, a 93-seat auditorium for events and trainings, and a meticulous restoration of the a national recognized historic property.

1141 N. Robinson is not just a space; it's a prestigious emblem for businesses poised to excel in Oklahoma City's dynamic core, where history enhances your trajectory, and every corner is curated for success.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,113	33,486	81,925
Total Population	12,202	75,825	200,452
Average HH Income	\$93,096	\$70,282	\$66,182

PROPERTY HIGHLIGHTS

- Iconic Art Deco Midtown Office, Historically restored
- Class A Office Finishes
- Total Building Size: 50,046 SF
- Basement Storage: 9,000 SF
- Surface level parking with Solar Canopy
- Access to Public Transit & Streetcar Line
- Executive Suites Available now
- Auditorium with raked seated
- Name Rights/Signage Available

OFFERING SUMMARY

Lease Rate:	\$22.00 - \$24 SF/yr (NNN)
Available SF:	200 - 32,000 SF
Building Size:	50,046 SF

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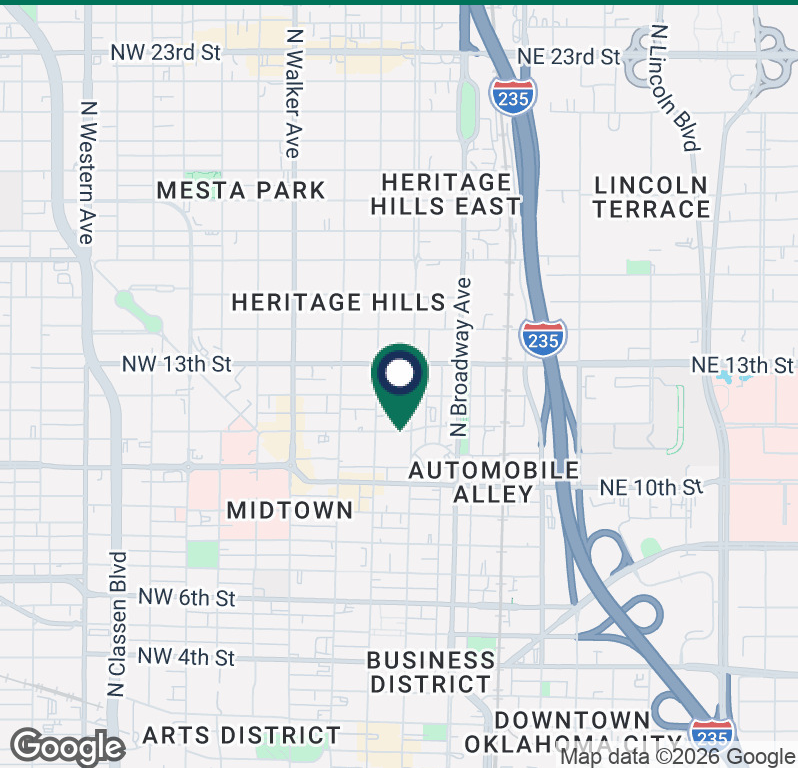
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Building Name	1141 N. Robinson Avenue
Property Type	Office
Property Subtype	Office Building
Building Size	50,046 SF
Lot Size	-
Building Class	A
Year Built	1948
Year Last Renovated	2024
Number of Floors	5
Average Floor Size	9,425 SF
Parking Spaces	44
Construction Status	Under construction

- Iconic Art Deco Midtown Office Building
- Historically preserved and restored
- Class A Office Finishes
- Total Building Size: 50,046 SF
- Office space available: 200-32,300 SF
- Basement Storage: 9,000 SF
- Surface level parking
- Access to Public Transit
- Located on Streetcar Line
- Minutes to the Capital or Downtown
- Executive Suites Available.
- Auditorium with raked seated
- Tenant Improvement Allowance Available.
- Name Rights/Signage Available

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
101	Available	200 SF	Full Service	\$750 per month	-
102	Available	350 SF	Full Service	\$1,200 per month	-
103	Available	1,050 SF	Full Service	\$2,800 per month	-
104	Available	8,300 SF	NNN	\$22.00 - \$24.00 SF/yr	-
Chairman's Suite	Available	2,250 SF	NNN	\$30.00 - \$32.00 SF/yr	-
202	Available	2,000 - 4,200 SF	NNN	\$22.00 SF/yr	-
Third Floor	Available	1,500 - 6,500 SF	NNN	\$22.00 - \$24.00 SF/yr	-
4th Floor	Available	2,200 - 6,000 SF	NNN	\$24.00 SF/yr	-
Lower Level Office	Available	2,380 SF	NNN	\$18.00 - \$20.00 SF/yr	-
Basement Storage	Available	2,500 - 9,000 SF	NNN	\$15.00 SF/yr	-

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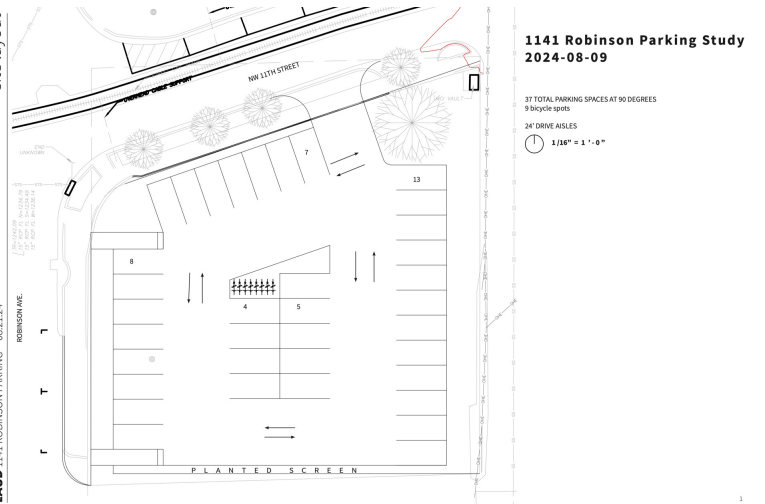
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LAUD 1141 ROBINSON PARKING 08.21.24



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

Suites	Square Feet	Lease Type	Lease Rate
Basement Storage	925 - 10,000	NNN	\$15 psf/NNN
B-001	2,380	NNN	\$18 psf/NNN



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

Suites	Square Feet	Lease Type	Lease Rate
101	200	full service	\$750 per month
102	350	full service	\$1,200 per month
103	1,050	full service	\$2,800 per month
104	8,300	NNN	\$22 - \$24 psf/NNN

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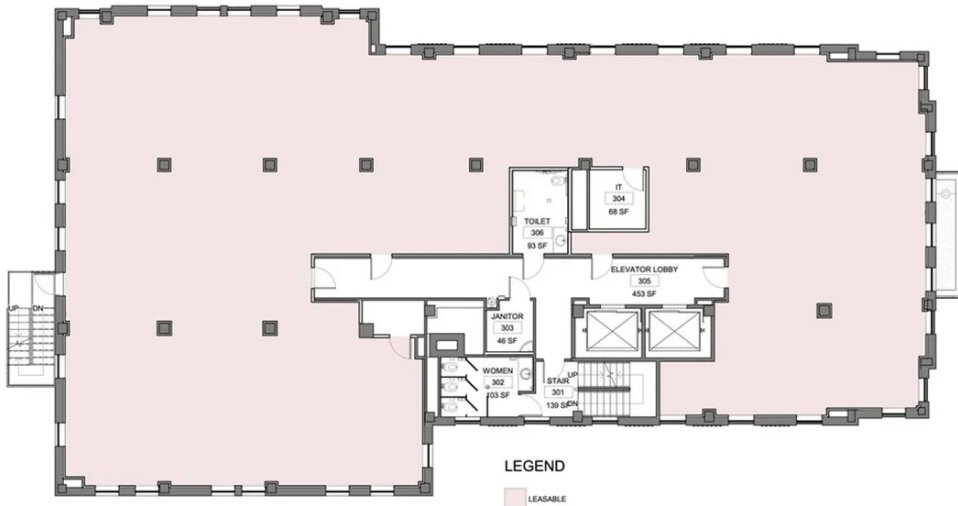
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1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

Suites	Square Feet	Lease Type	Lease Rate
201	2,250	NNN	\$30 psf/NNN
202	2,200 - 4,200	NNN	\$24 psf/NNN



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

Suites	Square Feet	Lease Type	Lease Rate
301	1,500 - 6,500	NNN	\$24 psf/NNN

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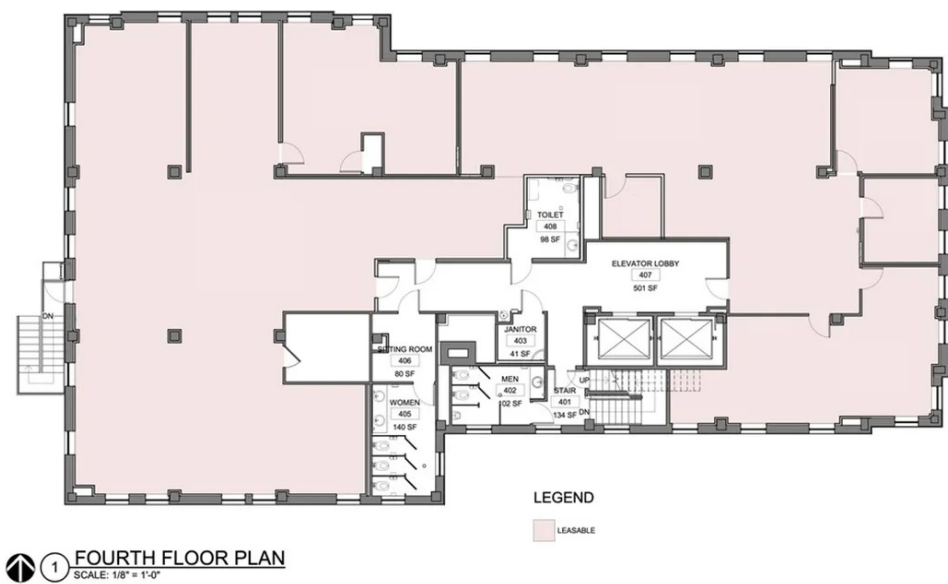
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Suites	Square Feet	Lease Type	Lease Rate
401	1,500 - 6,500	NNN	\$24 psf/NNN



Auditorium	Lease Rate	Lease Rate
Rental	\$800 / 1/2 Day	\$1,400 / Day

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