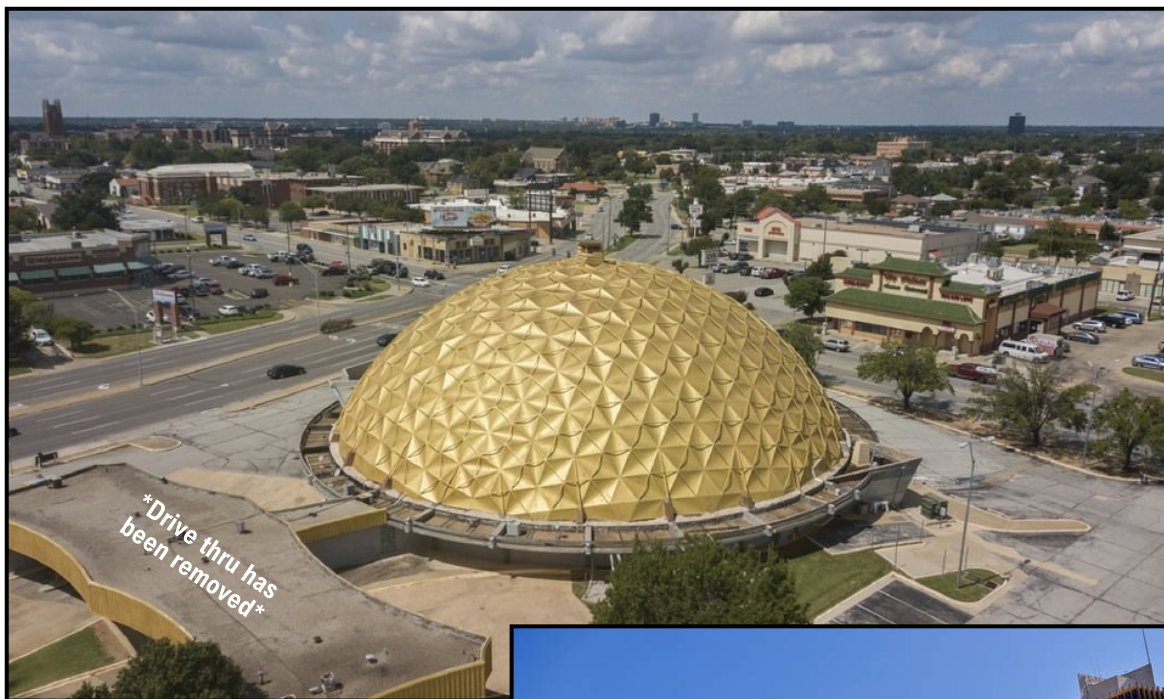


FOR SALE / LEASE

1112 NW 23rd St, Oklahoma City, OK

The Gold Dome

33,535 SF



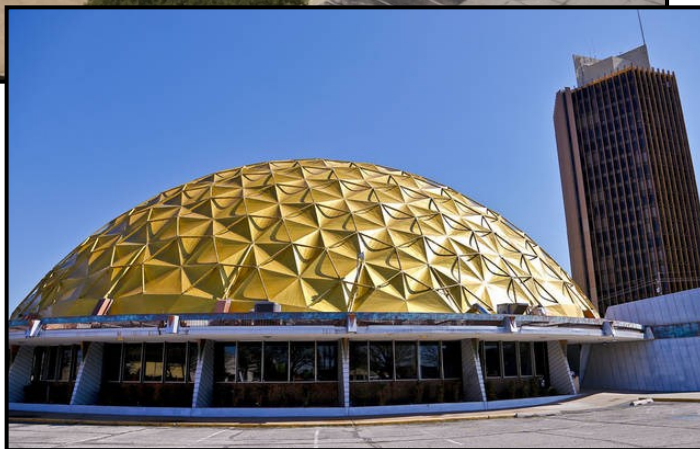
SITE INFO:

Year Built: 1958

Land Size: 2.43 Acres

Lease Price: Negotiable; must occupy entire building

Asking Sale Price: \$3,000,000



PROPERTY FEATURES:

- The Gold Dome is a state and local icon, located on historic Route 66 near the bustling Uptown 23rd Street District and one of the most heavily traveled arterial roads in OKC (30,000 vehicles per day).
- Registered on the National Register of Historic Places; historic tax credits are possible.
- Situated in one of the most dense areas of Oklahoma City.
- Easy access to Interstate 235, the State Capitol campus, Oklahoma City University, downtown OKC, Midtown, Paseo and Plaza Districts
- One of a few privately owned geodesic domes in the U.S.
- 78 parking spaces with potential for 100+.

Building Size

Basement	4,586 SF
Ground Level	17,484 SF
Mezzanine	11,465 SF
Total Square Footage	33,535 SF



FOR MORE INFORMATION:

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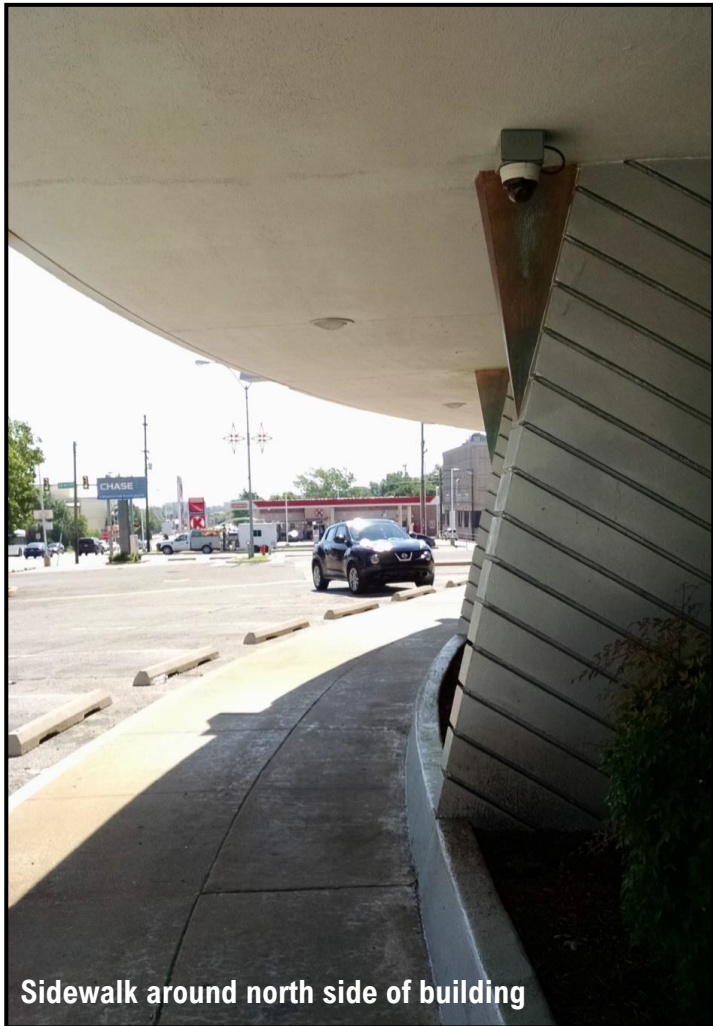
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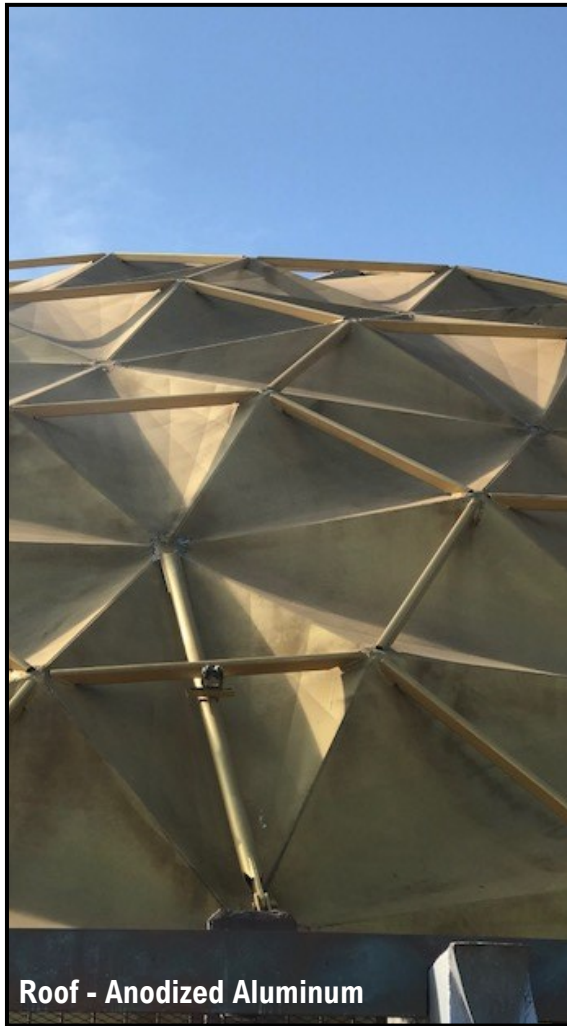
The Gold Dome

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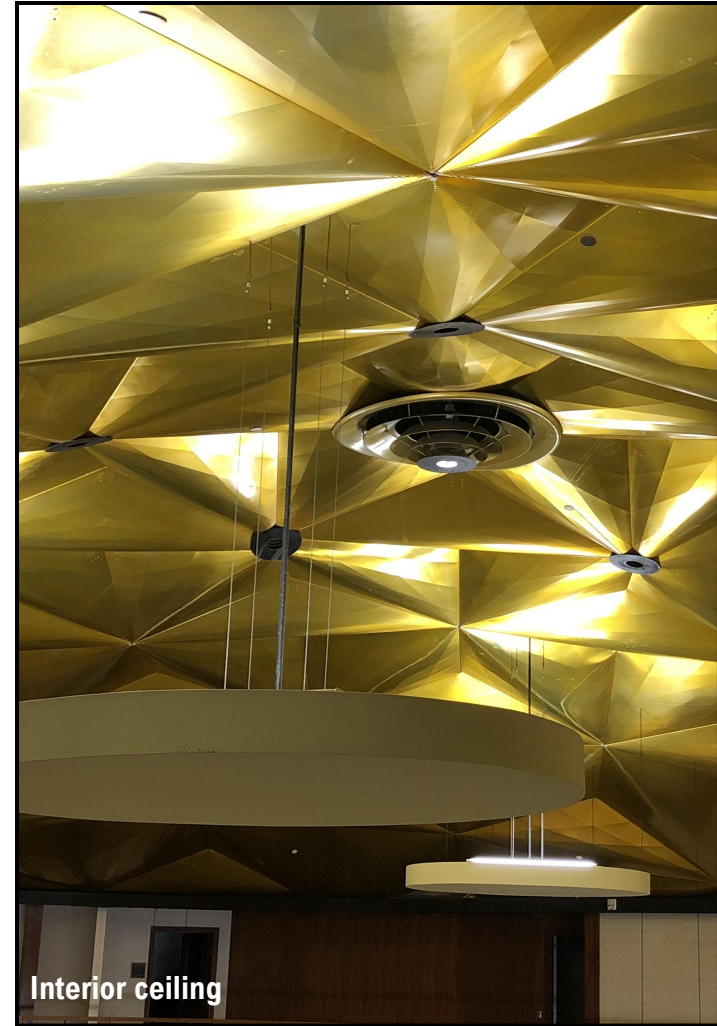
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Sidewalk around north side of building



Roof - Anodized Aluminum



Interior ceiling



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The Gold Dome

33,535 SF



PROPERTY FEATURES:

- Original terrazzo floor in lobby
- Original mezzanine railing
- Original “clouds” for lighting
- Restrooms on all 3 levels
- Elevator
- Vault in place
- Fire sprinkler system



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1112 NW 23rd St, Oklahoma City, OK

The Gold Dome

33,535 SF

Uptown 23rd Street District



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The only party authorized to represent the Owner in connection with the sale of the Property is the Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the Advisor.

Neither the Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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