



Rose Pawn Historic Renovation - Office

316 E 2nd St, Tulsa, OK 74120



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Property Overview

Rose Pawn Building is undergoing a historic renovation, with the landlord delivering comprehensive core and shell improvements. Tenant improvements will be coordinated alongside the renovation work to provide an efficient and streamlined construction process. Entire building is available for lease, first floor offers +/- 5,230 SF and second floor offers +/- 5,334 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.
- Suite 101: +/- 5,230 RSF and Suite 201: 5,334 RSF.
- Asking rate includes cleaning/janitorial. \$75.00 per 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.

Property Summary

Property Type	Office
Lease Rate	\$36.50 SF/Year (Full Service)
Number of Units	2
Available SF	5,230 SF - 5,334 SF

Availability

Spaces	Lease Rate	Size
Suite 101	\$36.50/SF	+/- 5,230 SF
Suite 201	\$36.50/SF	+/- 5,334 SF

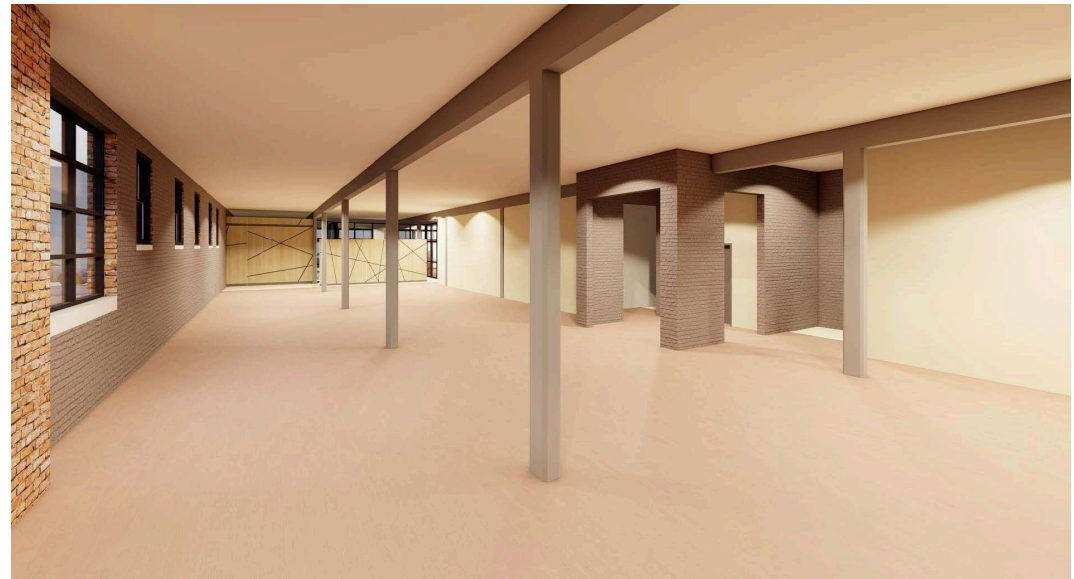
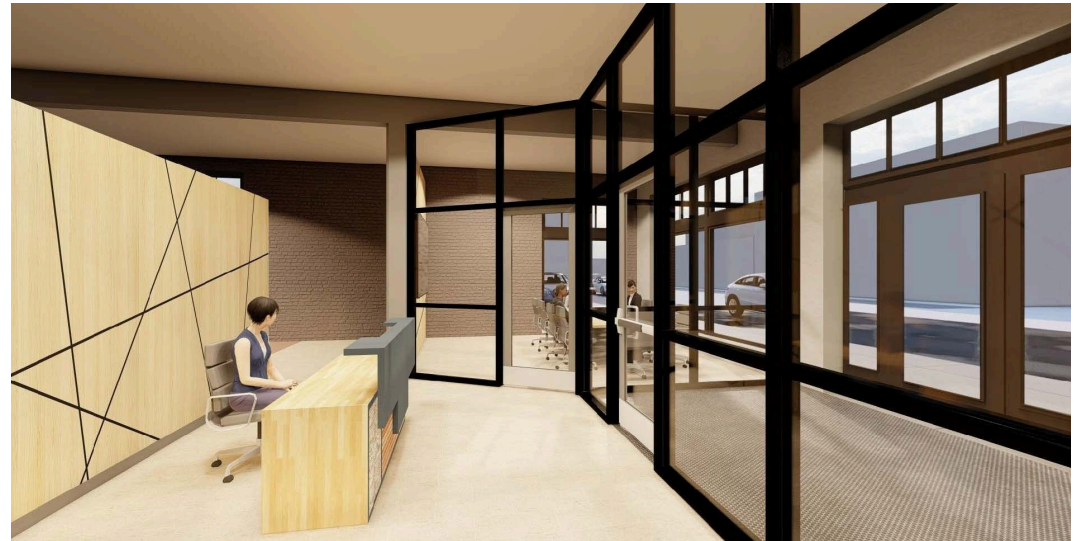
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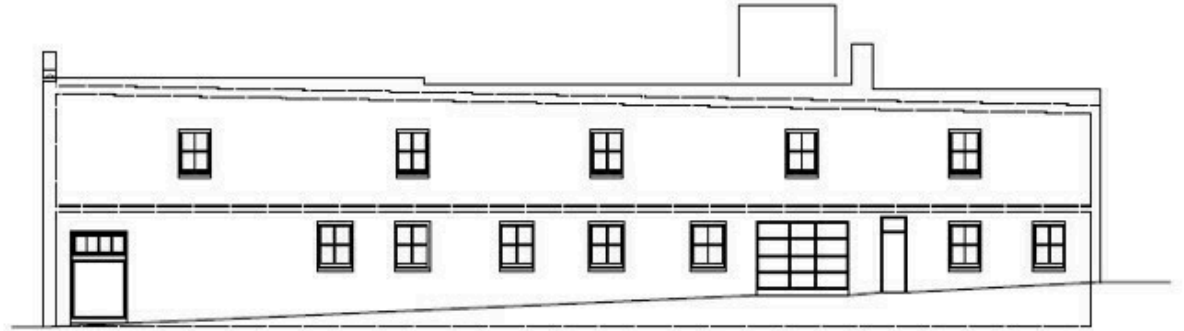
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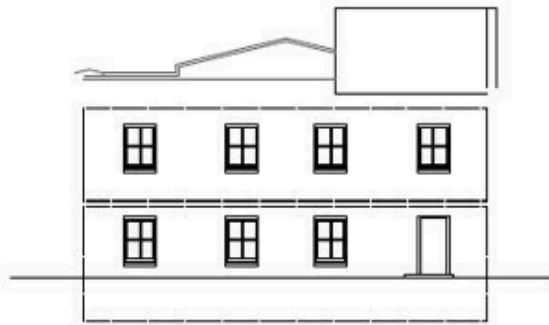
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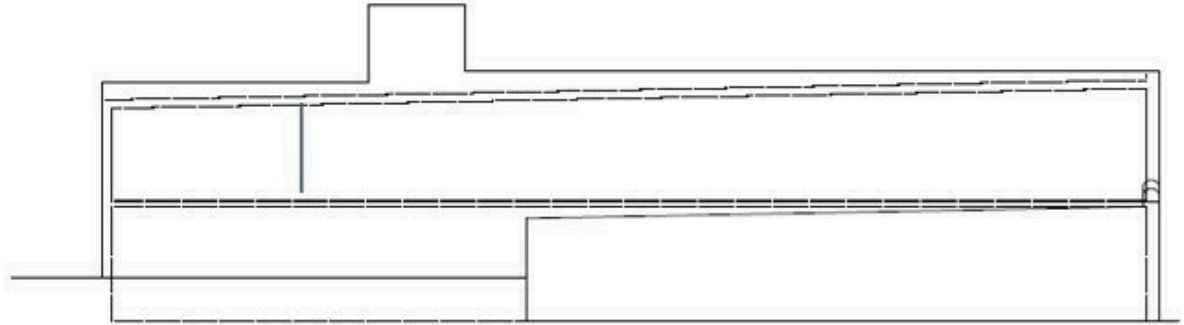
1 NORTH ELEVATION
ASB SCALE: 1/8"=1'-0"



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



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



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

FULL SCALE AT 22x34 | HALF SIZE REDUCTION A

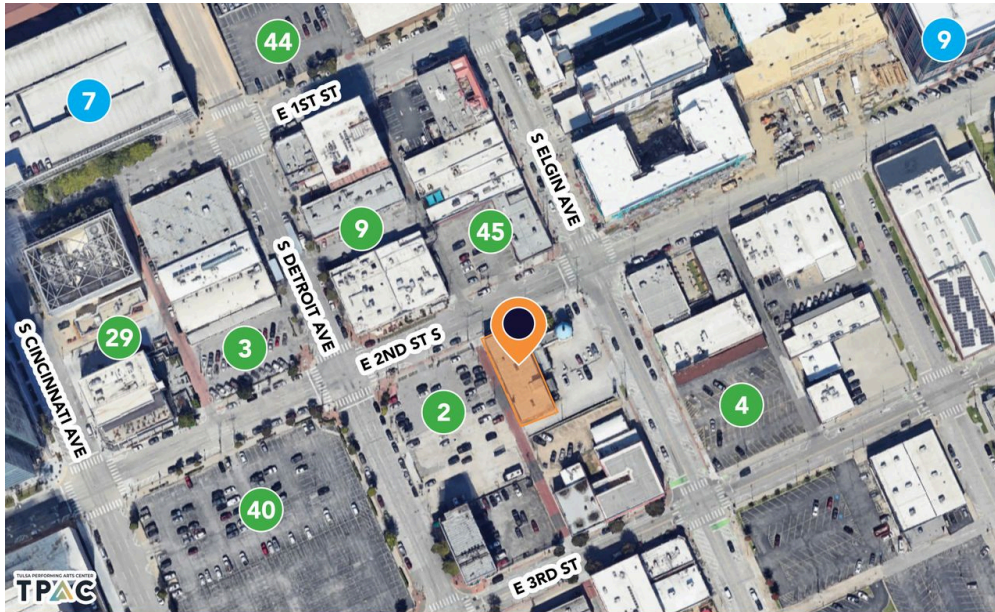
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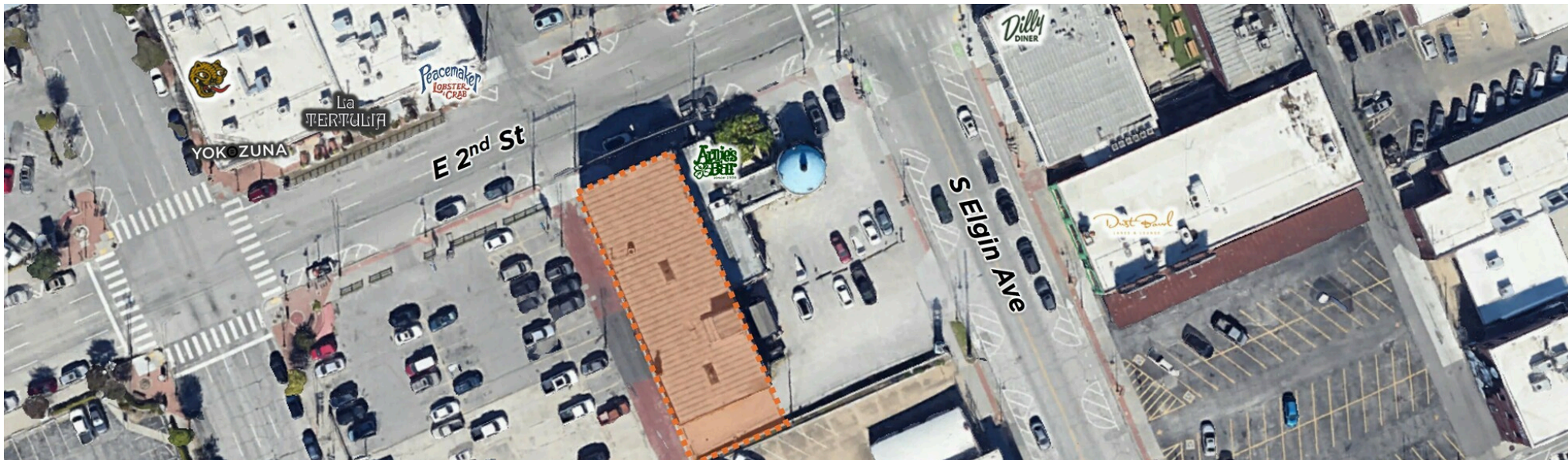
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Downtown Parking & Accessibility

Multiple public parking options are located within steps of the property, including Rose Lot (#45), Blue Dome Market Lot (#3), American Parking – Craig Lot (#4), and Central Parking (#40). Additional surface lots, garages, and metered street parking throughout downtown provide ample parking for employees, clients, and visitors. Situated in the heart of Tulsa's Blue Dome District, the property is within walking distance of popular restaurants, coffee shops, retail, entertainment venues, and other downtown amenities.



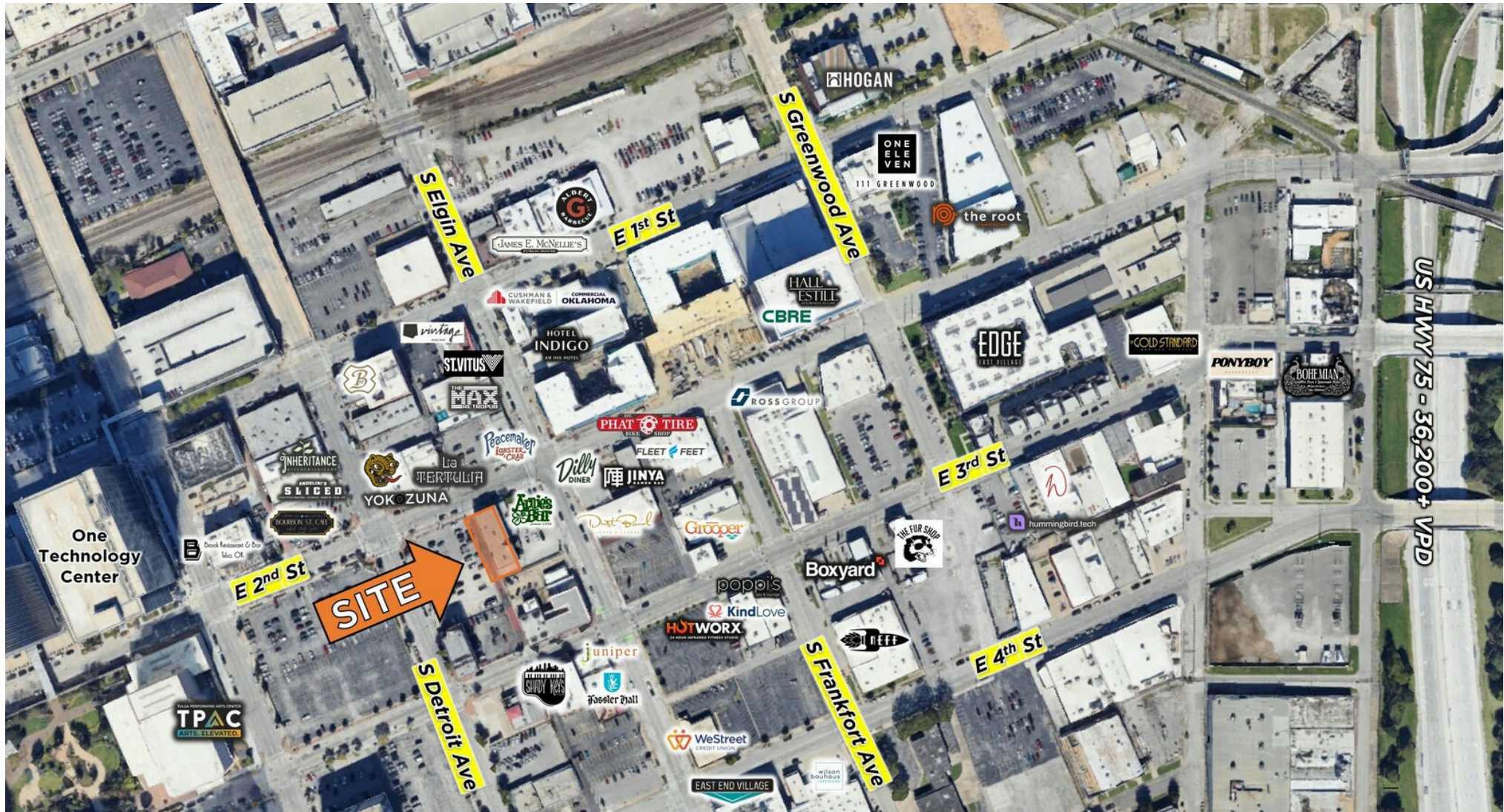
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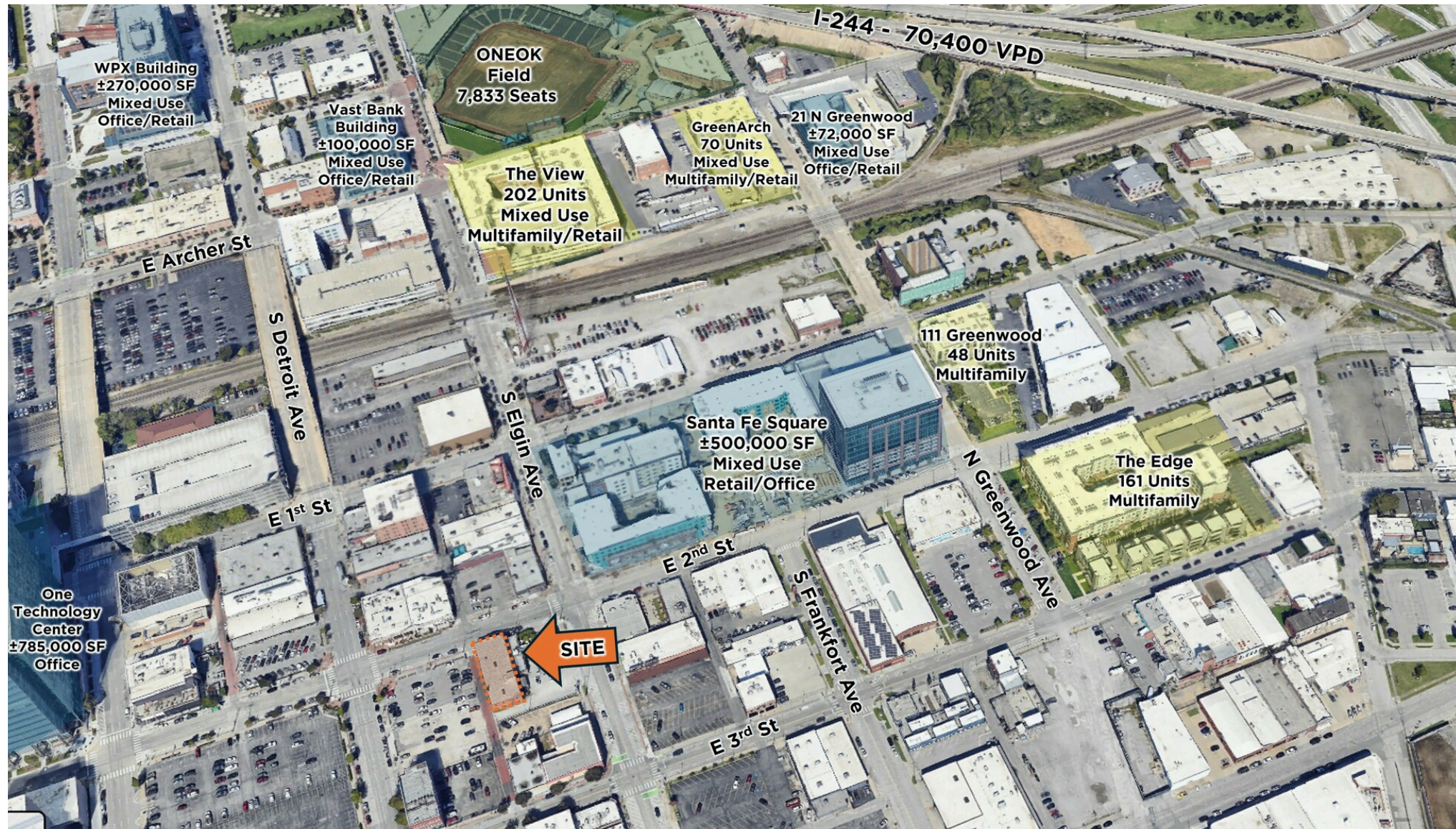
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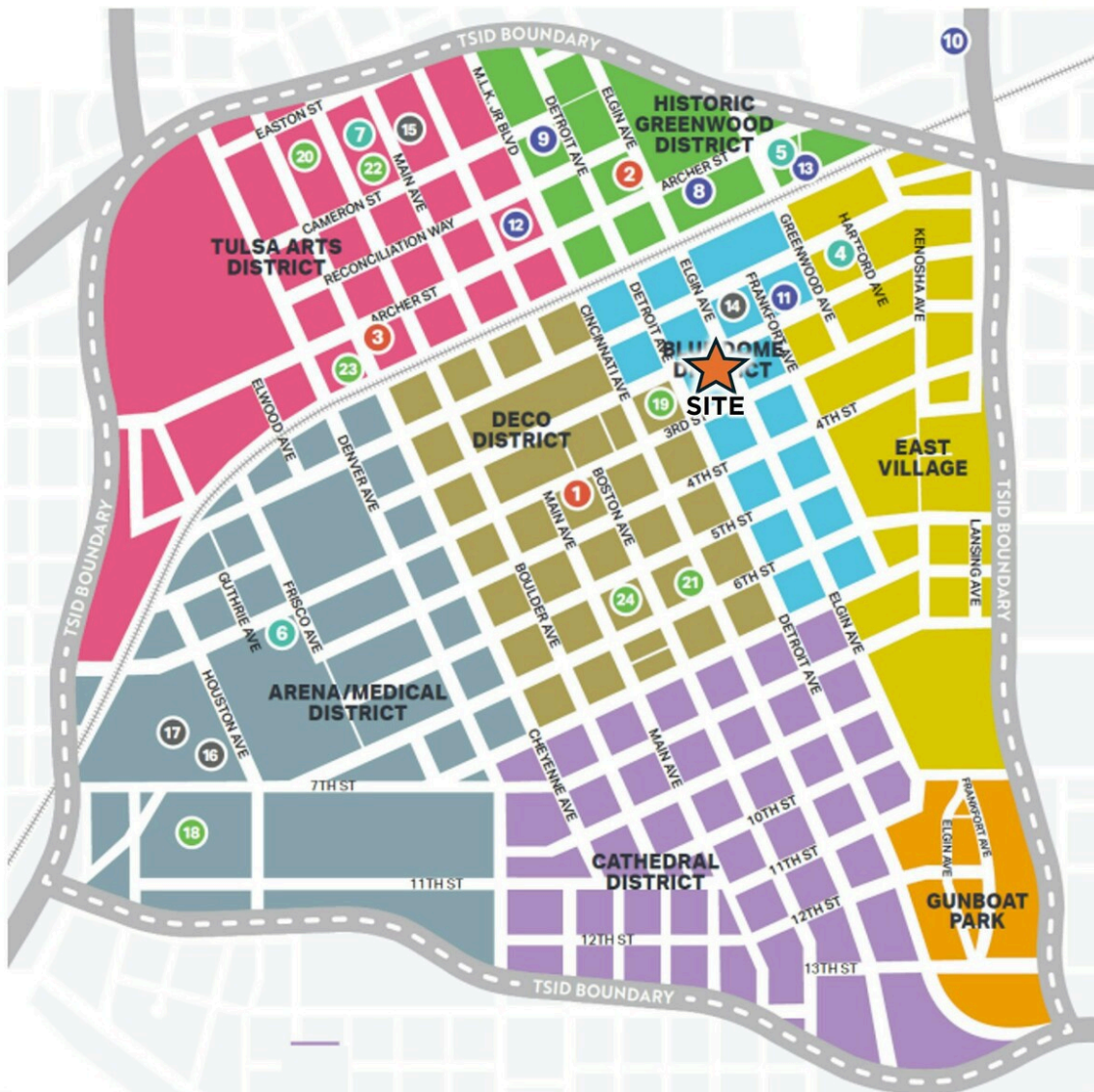
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Downtown Development Map



Source: Downtown Tulsa Partnership - State of Downtown Tulsa 2023

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

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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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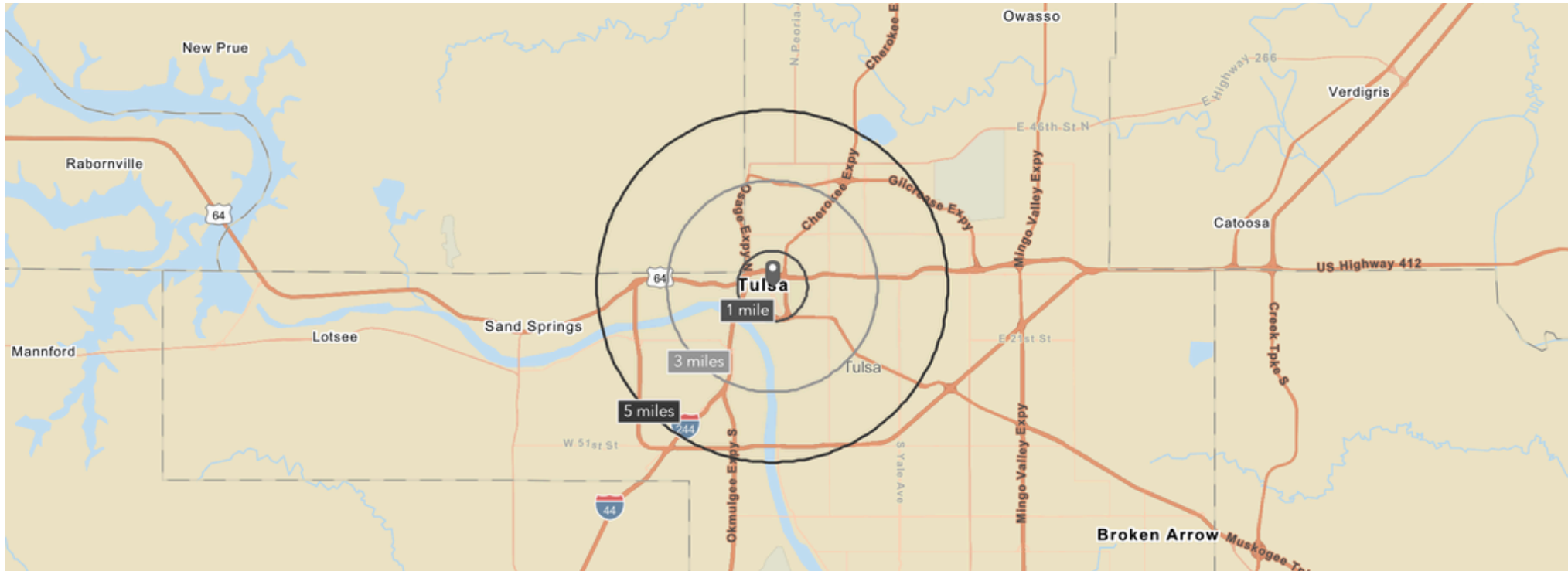
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2025 Demographics	1 Mile	3 Miles	5 Miles
Population	8,187	73,955	160,748
Households	3,562	31,524	68,867
Median Household Income	\$55,615	\$55,456	\$56,568
Average Household Income	\$82,332	\$91,961	\$90,470

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