

# INVESTMENT SALE/ REDEVELOPMENT OPPORTUNITY



## APPROXIMATELY \$470,000 OF LEASE REVENUE + 1.5 AC OF DEVELOPMENTAL LAND

Prime redevelopment opportunity of an entire city block in downtown Oklahoma City's Film Row District. This location is close to everything going on in Oklahoma City, being just two blocks away from Scissortail Park, streetcar line, and one block from Oklahoma City Boulevard. The combined properties allow a developer/investor the opportunity to keep the existing buildings and develop the remainder of the block, or to make plans on developing the entire block with new build out.

One of the existing buildings is being marketed for lease currently and would be a good target for industrial, retail, large restaurant venue, brewery or automotive. The owner's company currently offices in the third building on the block with a willingness to leaseback as part of the deal, if necessary, or they could vacate the building after closing on the property.

The 21C Museum Hotel and Jones Assembly music venue are nearby and West Village multi-use development is now completed. BOK Park Plaza office tower is just a few blocks away and the Omni Hotel and Convention Center opened Spring 2021, with Scissortail Park being across the street.

**Notes:** 601 W Reno is leased on a 10-year deal with annual escalations starting in 2020.  
600 W California: Seller willing to leaseback for 3 years at \$6.00/SF NNN.  
620 W California: Seller willing to leaseback for 3 years at \$19.00/SF NNN.

## CITY BLOCK IN FILM ROW | FOR SALE

601 W RENO AVENUE, OKLAHOMA CITY, OK 73102

**DETAILS**

<b>Sale Price</b>	\$9,000,000
<b>Land Size</b>	Approx 3.1 Acres
<b>Zoning</b>	DTD-2

**EXISTING BUILDING SIZE**

<b>600 W California</b>	<i>seller will leaseback</i>	17,500 SF
<b>620 W California</b>	<i>seller will leaseback</i>	14,058 SF
<b>601 W Reno</b>	<b>LEASED</b>	16,750 SF

