

An aerial photograph of a city skyline. The central focus is a tall, tan-colored skyscraper with a grid of windows. To its left is a building with a distinctive white, domed roof and a spire. To the right, there are several modern glass-walled buildings. The sky is blue with scattered white clouds. The text 'CITY PLACE' is visible on the side of the central building.

CITY
PLACE

CITY PLACE | SUITES 102, 200, 300

204 N. ROBINSON AVENUE, OKLAHOMA CITY, OKLAHOMA 73102

BRENT CONWAY

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NEWMARK
ROBINSON PARK

A UNIQUE OFFICE CONDOMINIUM OPPORTUNITY



On-Site
Management



On-Site
Concierge



On-Site
Security



On-Site
Day Porter



On-Site
Cafe

EXECUTIVE SUMMARY

City Place, the inaugural skyscraper in Downtown Oklahoma City, has been restored, reclaiming its historic charm and re-establishing itself as a prominent downtown address.

Unique to Oklahoma City, City Place encompasses both residential and office condominiums. For office occupants, the option to acquire an entire floor presents an opportunity to craft the ultimate employee environment within the enriched amenities of Downtown Oklahoma City. Additionally, owners enjoy a marketable title to their designated floor, professional management by Robinson Park and the building is operated by the owners association.

SIGNAGE

NEGOTIABLE

UNIT BY USF

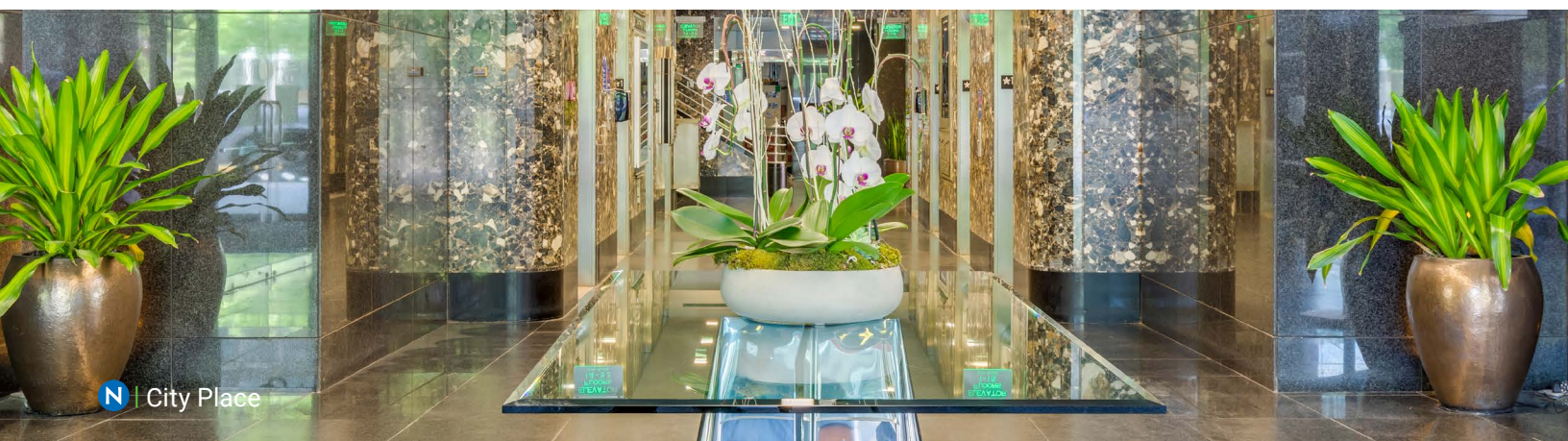
Unit	USF	Price	CAF/mo	Price/SF
102	3,122	\$312,200	\$2,011.56	\$100
200	14,976	\$1,497,600	\$7,237.13	\$100
300	14,516	\$1,451,600	\$7,014.83	\$100

UNIT BY RSF

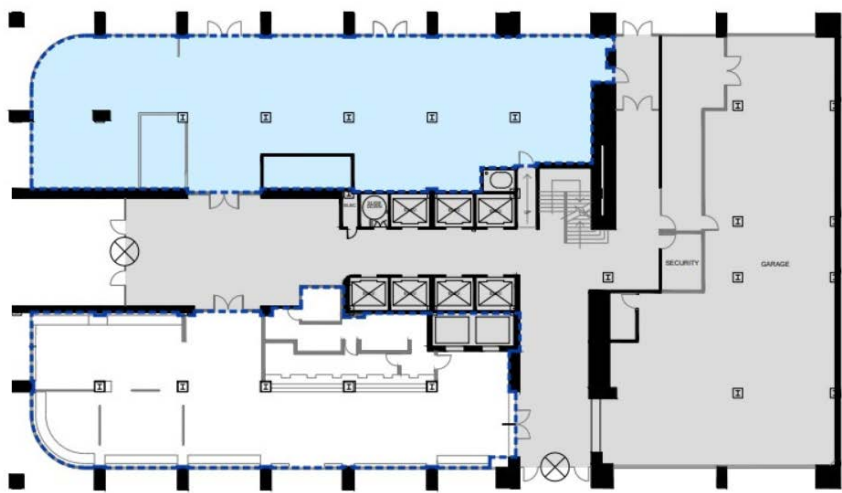
Unit	RSF	Price/SF	Lease Type	Term
102	3,559	\$19.00	FSG	Negotiable
200	17,073	\$19.00	FSG	Negotiable

BUILDING SPECS

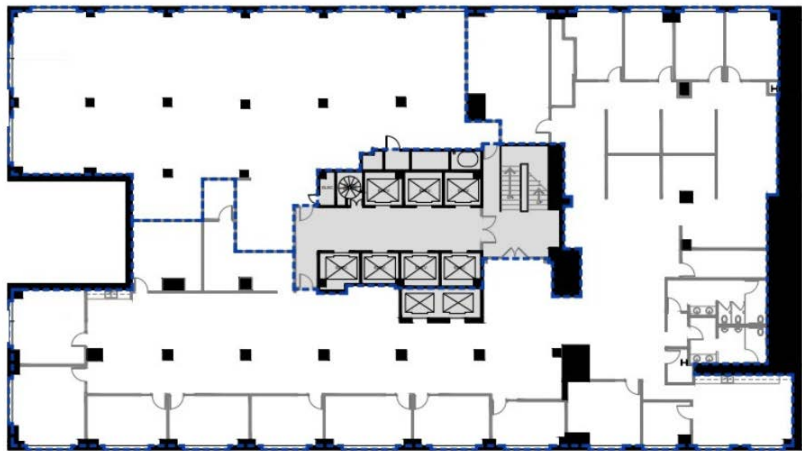
Entrances	3 street-level entrances	Energy Savings	Daily tracking of meter readings, tracking of HVAC trends
Security	24/7 security with video surveillance, patrols, and rovers	Fiber	Cox, AT&T and Dobson Communications direct high-speed fiber
Elevators	3 low rise elevators and 2 high rise elevators. 1 elevator is dedicated to the residential floors	HVAC	Multiple air handler units and fan coil units
Safety Features	24-hour monitored security desk, 100% automatic fire detection, 100% automatic fire sprinkler system with pump, complete alarm system	Generator	One 250 kw natural gas generator powers one high rise and one low rise elevator and stairwell pressurization fans during a power interruption



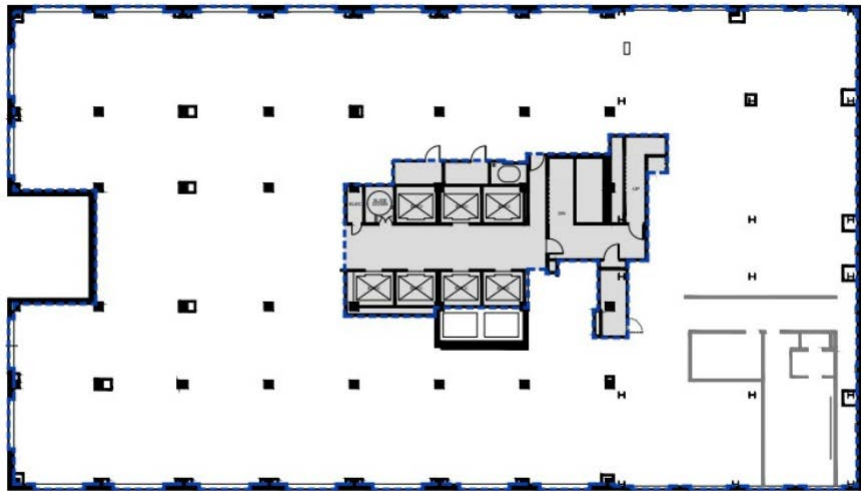
UNIT 102



UNIT 200



UNIT 300



ROBINSON PARK DOWNTOWN AMENITIES + NEARBY RETAILERS



**Garage
Parking**



**Conference
Center**



**24-Hour
Security**



**On-Site
Recycling**



**EV Charging
Stations**



**Indoor
Lounge Area**



**On-Site Men's
Clothier**



**On-Site
Banks**



**Fitness
Centers**



**Bike Racks
+ Shop**



**Massage
Service**



**On-Site
Salon**



**OKC
Streetcar Stop**



**Mother's
Room**



**On-Site
Eyecare**



Bee Healthy
City Place



City Bites
Leadership Square



Gilded Acorn
First National



Ground Floor Cafe
Leadership Square

KITCHEN
N° 324

Kitchen 324
Branniff Building

nebu

Nebu
Devon



The Manhattan
Oklahoma Tower



Tower Grille
Oklahoma Tower



Stella Nova
First National



Tellers
First National



Verde
Court Plaza



Flint
Colcord Hotel

PARKING + TRANSPORTATION DOWNTOWN

