



HEARTLAND BUILDING | FLOOR 1 & 2 SUBLEASE 616 N BROADWAY, OKLAHOMA CITY, OK 73102

BRAD RICE

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NEWMARK
ROBINSON PARK

PROPERTY OVERVIEW

Located in the heart of Automobile Alley, The Heartland Building offers two highly visible spaces for high end restaurant/retail/ground floor office space as well as a fully-built out 2nd floor office space. The first floor spaces are currently shell and ready for buildout. Both retail spaces have access to outdoor seating and patio areas. The tenant improvement allowances are negotiable and ample parking is available.

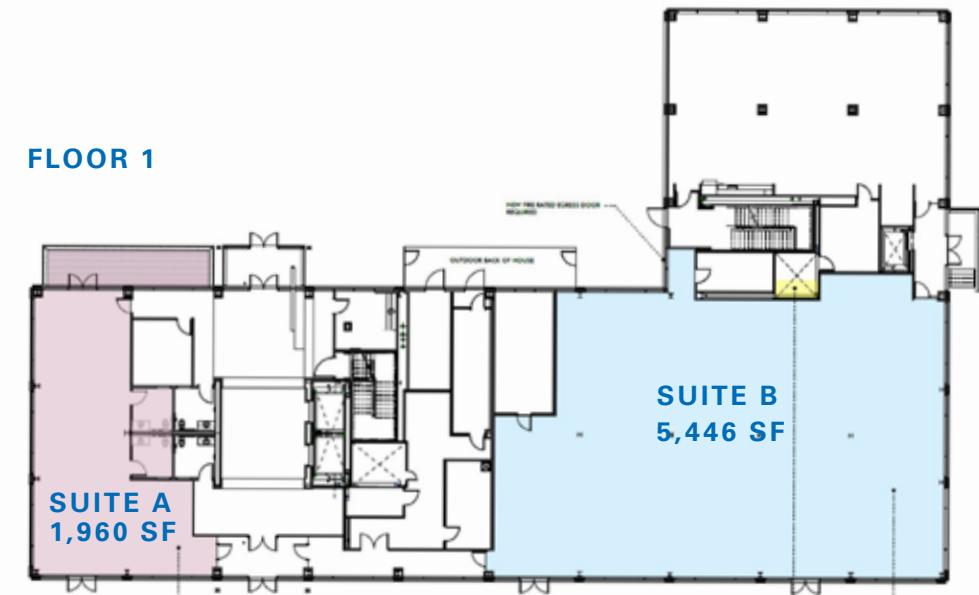
SPACE DETAILS

1st Floor	7,406 SF
Retail Suite A	1,960 SF
Restaurant/Retail Suite B	5,446 SF
2nd Floor	16,940 SF

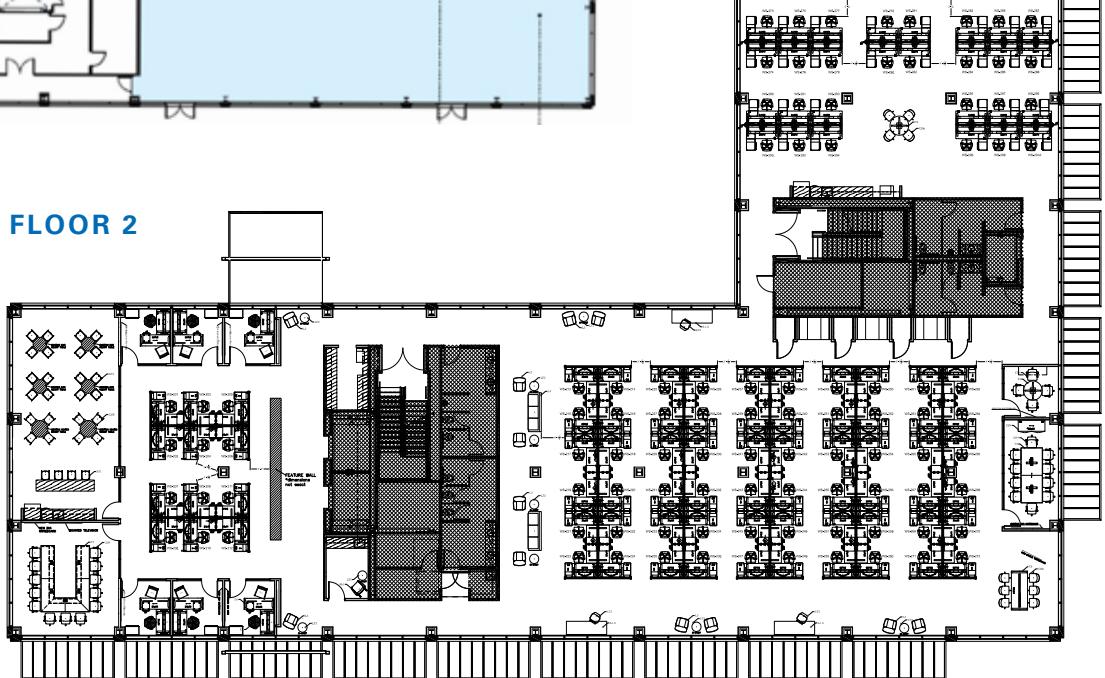
LEASE DETAILS

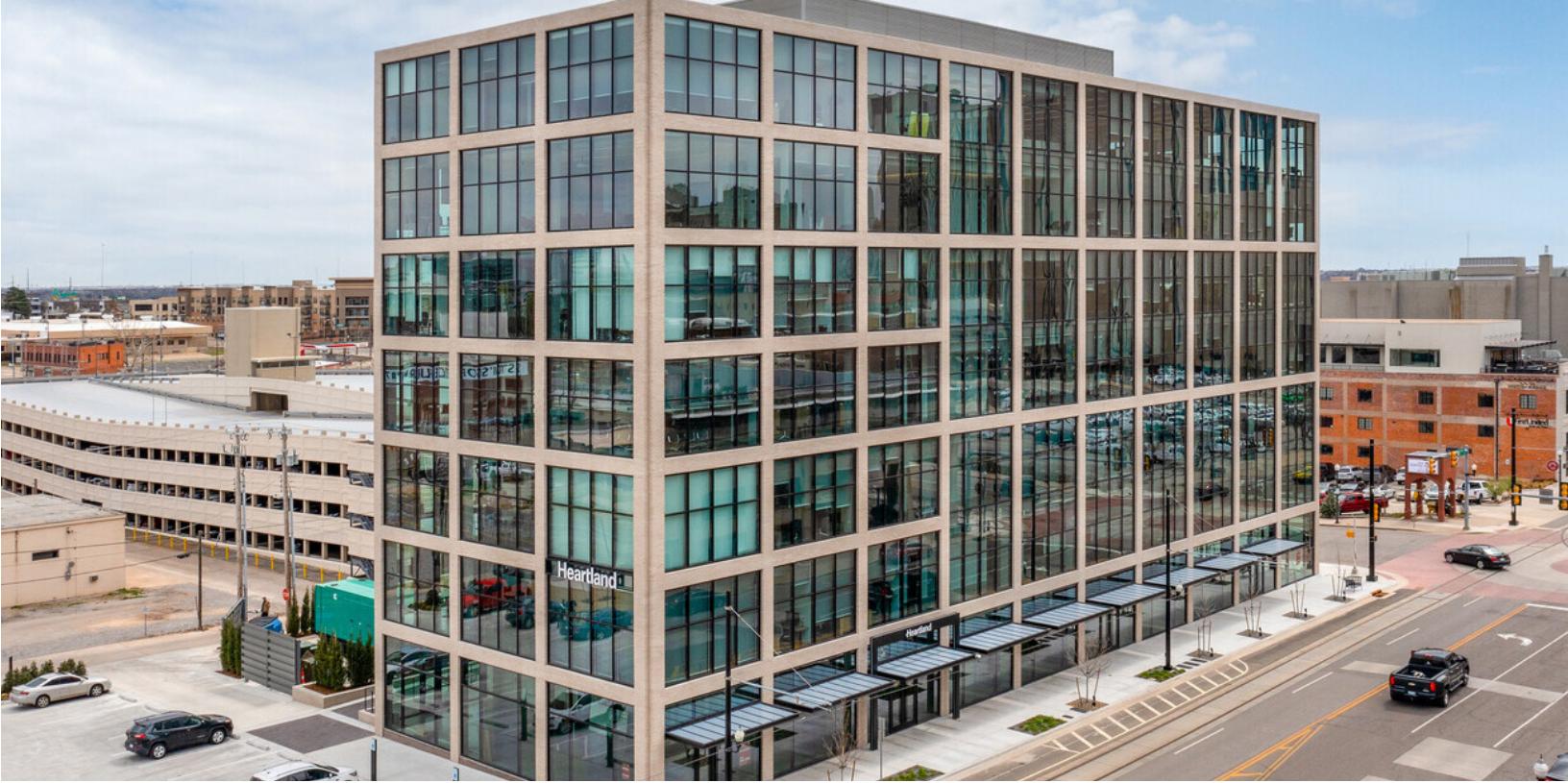
Rental Rate	\$24.00/RSF
Operating Expenses	NNN
Lease Term	Flexible

FLOOR 1



FLOOR 2





BUILDING AMENITIES

-  Ample parking available
-  Outdoor lounge area
-  Security 24/7
-  On-site property management

SURROUNDING AMENITIES

-  Numerous banks
-  OKC street car stop
-  YMCA Fitness Center
-  Bike shop

NEARBY RESTAURANTS

 **BROADWAY 10**

 **RED PRIME STEAK**

 **IGUANA**



