



**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.

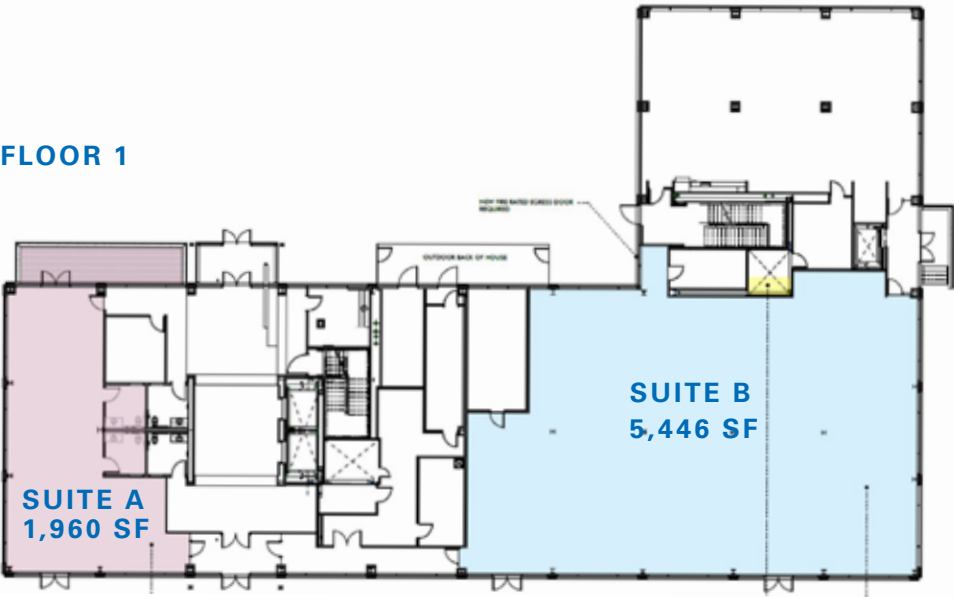
LEASE DETAILS

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

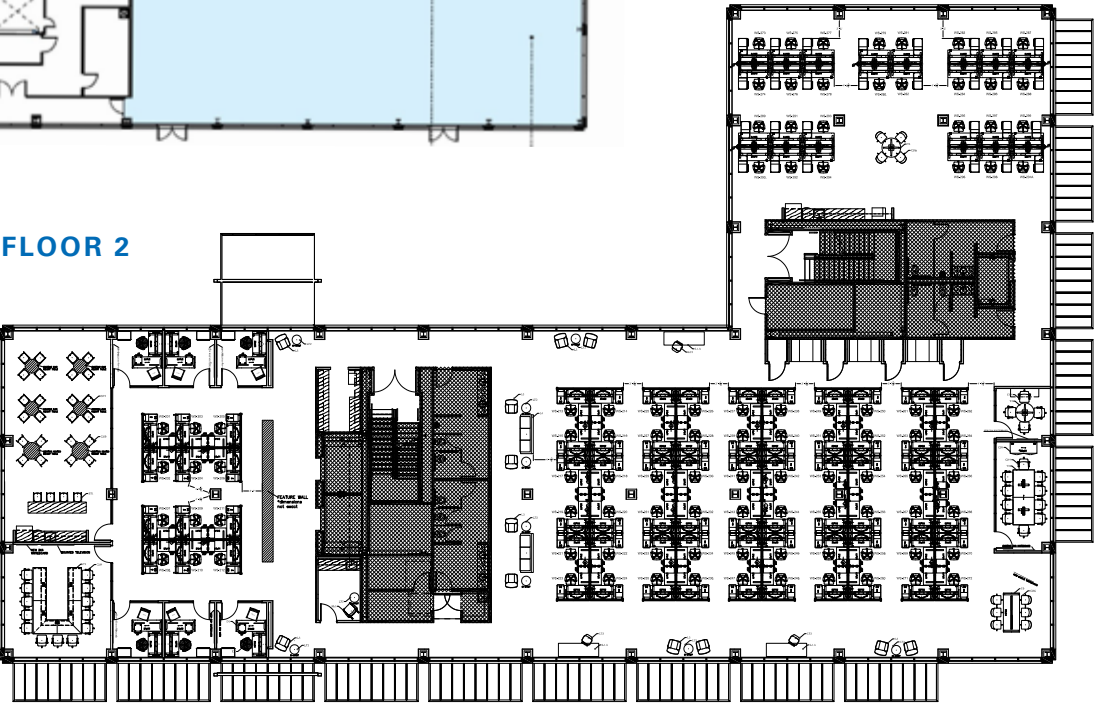
SPACE DETAILS

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

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





