

OKLAHOMA CITY VIBRANCY REPORT



CONVERGENCE

5.1 ACRES | \$177.5M
2024 | Innovation District
Developer: Robinson Park and Gardner Tanenbaum
Office, labs, hotel, Innovation Hall



THE HARLOW

202K SF | \$60M
2024 | 101 N Broadway, 100 Park
Developer: Gardner Tanenbaum
Apartment conversion of two office buildings, 265-units and retail



THE OAK

20 ACRES
Phase I: 2025
Developer: Veritas Development
Mixed-use development. Phase I: Restoration Hardware, Arhaus, Capital Grille, and 132-room Lively Hotel



THE HALF *Cost varies by project*

2022, ongoing | Broadway Extension between Hefner and Britton
Developer: American Fidelity / Hogan Property Co.
Office, retail, apartments



OKANA

\$300M
2024 | First Americans Boulevard
Developer: Chickasaw Nation
404-room hotel, resort, indoor waterpark, retail



WESTGATE PARK

\$74.9M (Multifamily)
2025 | Reno Ave. and Sara Road
Developer: Rose Rock Dev. Partners
444 apartments on 20 acres. Office, retail, industrial



OKC 577

577 ACRES | \$500M
2024 | Bryant Ave. and I-240
Developers: Dick Tanenbaum and Mark Beffort
State-of-the-art industrial development



BRITTON COMMERCE

560K SF | \$100M+
2022 | 8401 N I-35 Service Road
Developer: Gardner Tanenbaum
Industrial, four buildings



SKIRVIN HILTON

\$15M | 225 ROOMS
2024 | One Park Avenue
Developer: Chickasaw Nation, Mark Beffort, Andy Burnett
Renovation to 1911 historic hotel



SOVEREIGN BANK

\$30M+
2025 | NW Expressway at Villa
Developer: Citizen Potawatomi Nation
57,500 SF office on 3.51 Acres



PRATT & WHITNEY

845K SF | \$255M
2023-2028 | Near Tinker AFB
Developer: Raytheon Technologies
Sustainment depot for military engines operations



FAIRGROUNDS COLISEUM

\$144M | Groundbreaking Feb. 2023
Oklahoma State Fair Park
Developer: City of Oklahoma City
MAPS 4 Coliseum to replace aging 1965 arena

HIGHLIGHTED OKC DEVELOPMENTS



PLANNED

- 1 Sovereign Bank
- 2 Pratt & Whitney



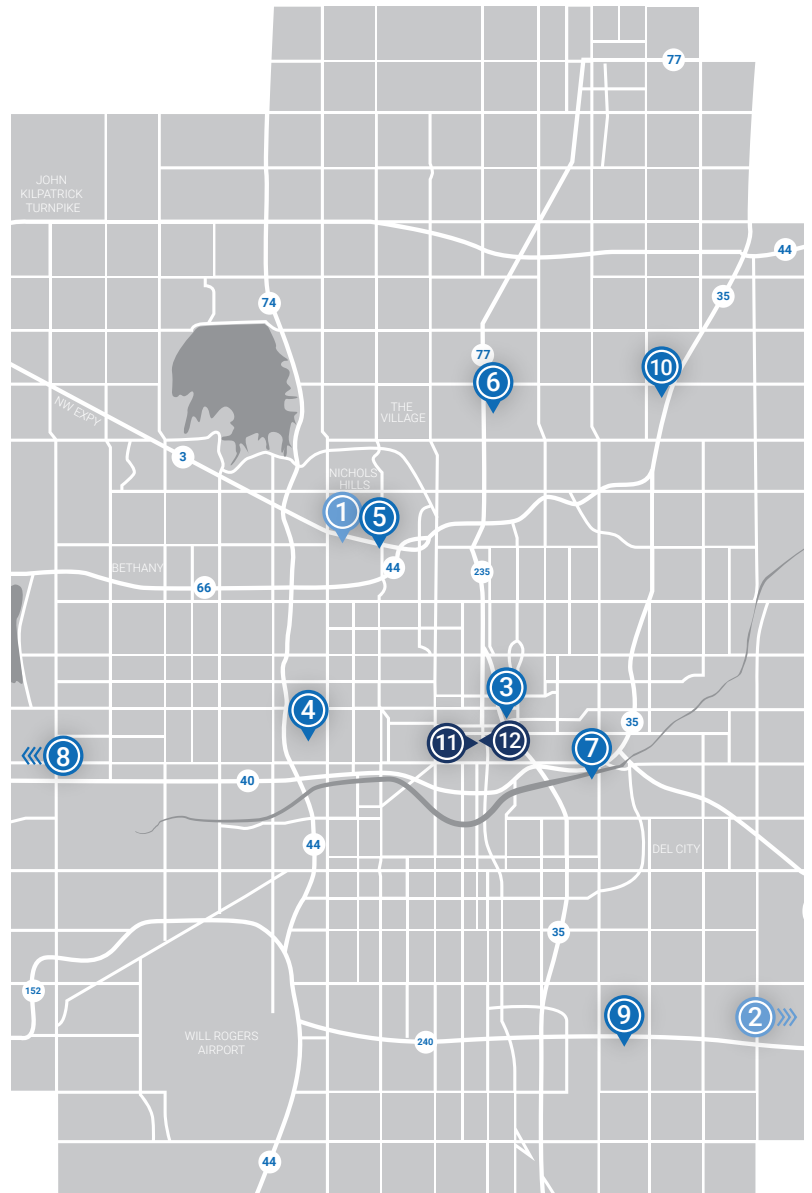
UNDER CONSTRUCTION

- 3 Convergence
- 4 Fairgrounds Coliseum
- 5 The Oak
- 6 The Half Apartments
- 7 OKANA
- 8 Westgate Park
- 9 OKC577
- 10 Britton Commerce



RENOVATION

- 11 Skirvin Hilton
- 12 The Harlow



ABOUT

NEWMARK ROBINSON PARK

Established in 1905, Newmark Robinson Park is the most trusted name in Oklahoma commercial real estate. The firm employs more than 140 professionals with offices in the Oklahoma City and Tulsa markets that serve tenants, landlords, investors, and developers. Its integrated service platform includes leasing advisory, corporate services, investment sales and capital markets, consulting, project management, and valuation services.

16.25M SF

OF PROPERTIES SOLD/LEASED IN 2022

\$1.7B

TOTAL TRANSACTIONS IN 2022

SINCE 1905

ESTABLISHED PRESENCE

OKC + TULSA

OFFICES TO FIT YOUR MARKET

SPECIALIZED SERVICE

**BROKERAGE
ASSET MANAGEMENT
INVESTMENT SERVICES
CORPORATE SERVICES
PROJECT LEASING**