

FOR LEASE: PRIME OFFICE SPACE IN LOWER BRICKTOWN
200 S. OKLAHOMA AVE. SUITE 130, OKLAHOMA CITY, OK. 73104

WAYPOINT
- PROPERTY COMPANY LLC -

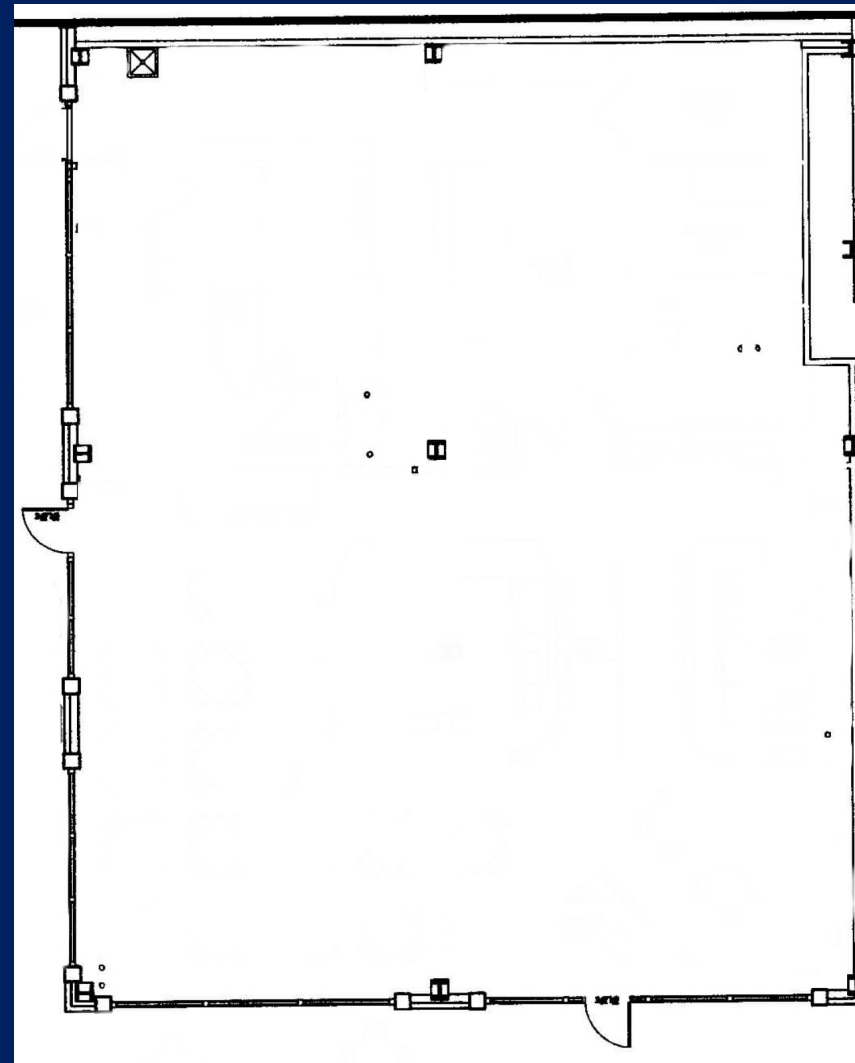


WAYPOINT PROPERTY COMPANY, LLC.
2327 N.W. 59TH ST.
Oklahoma City, OK. 73112

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Available Space Highlights

- ❑ 3,277 square feet
- ❑ Base Lease Rate: \$24.00 / SF / Year
 - Includes Tenant's Pro Rata Share of Property Taxes, Building Insurance, Parking Lot Maintenance, Chilled water for the A/C + Cleaning / Landscaping / Lighting / Security / Trash Compactor in the Common Areas
- ❑ Tenant Improvement Allowance: \$20.00 / SF
 - Currently built out as restaurant space; Plans to convert this to Class A Office Space
- ❑ Minimum Lease Term of 5 Years
- ❑ Free Parking!
- ❑ Windows span the length of the south and east sides of this space, providing excellent views of the Bricktown Canal.
- ❑ The building, *The Centennial on the Canal*, has helped define downtown Oklahoma City's luxury living environment. With 30 high-end condominiums perched directly above the space, this building offers a unique business opportunity.



Lower Bricktown

WAYPOINT

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Our Community of Businesses:



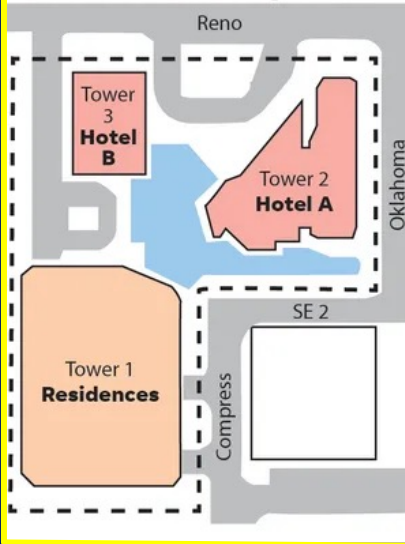
- Excellent location with a vibrant mix of places to work, play, shop, & live!
- The Bricktown Canal runs through the property



- 2,400+ Free/Validated Onsite Parking Spaces
- Across from the Bricktown Ballpark & Streetcar Stop
- The Truck Yard, Dave's Hot Chicken, & more coming to Lower Bricktown soon!



Proposed Lower Bricktown Development



DINING

- 1** **ABUELO'S MEXICAN FOOD**
815 S. SHERIDAN AVE. • 406-236-1422
- 2** **ALBUQUERQUE**
805 N. ALHAMBRA ST. • 406-636-2964
- 3** **BORIS BECHTOLD'S CAFE**
1001 N. 1ST ST. • 406-232-4465
- 4** **BRICKPOCK**
501 N. JACOBUS AVE. DE LUKE • 406-636-2747
- 5** **BRICKTOWN BREWERY**
114 N. JACKSON AVE. • 406-332-2730
- 6** **CHARLESTONS**
224 JOHANN'S BECHTOLD AVE. • 406-778-7120
- 7** **CHICKEN**
501 N. CALIFORNIA AVE. • 406-733-2288
- 8** **DONINO'S PIZZA**
406 S. MAIN ST. • 406-232-6275
- 9** **DAN'S RIB PALACE**
224 JOHANN'S BECHTOLD AVE. • 406-778-7120
- 10** **DONUTS & CIGARS**
224 S. SHERIDAN AVE. • 406-636-3269
- 11** **FLIZZY'S COLD SHOP**
406 S. MAIN ST. • 406-232-6275
- 12** **HOP**
209 N. 1ST ST. OF LEON LAY • 406-239-8847
- 13** **LAURENCE CAFE COMPANY**
224 S. SHERIDAN AVE. • 406-636-3488
- 14** **MACDONALD'S CREAMERY**
1001 N. 1ST ST. • 406-232-4465
- 15** **MCDONALD'S**
126 S. SHERIDAN AVE. • 406-232-4236
- 16** **MICKIE MAHLE'S STEAK HOUSE**
1001 N. 1ST ST. • 406-232-4465

PEARL'S CRABTOWN
302 E. SHERIDAN AVE. •

- 34 PINZEL**
1010 E. GAYLORD BLVD. • 805-333-7323
- 35 REIZYCHOW'S PIZZA**
1010 E. GAYLORD BLVD. • 805-335-7465
- 36 SAQUATCH SHAVED ICE**
1010 E. GAYLORD BLVD. • 805-337-3823
- 37 STARBUCKS COFFEE**
1010 E. GAYLORD BLVD. • 805-333-7323
- 38 THE CACABELLA**
200 S. CACABELLA BLVD., STE. 90 • 805-309-8010
- 39 THE CATS**
305 S. SHILOH AVE., UNIT 10 • 805-309-5490
- 40 THEMANTH WINE BAR & BISTRO**
1010 E. GAYLORD BLVD. • 805-333-7323
- 41 THE MELTING POT**
1010 E. GAYLORD BLVD. • 805-333-7323
- 42 THE OLD SMOKE CHICKEN FACTORY**
1 S. CACABELLA BLVD.
- 43 TONY'S & LOVE'S THIS BAR & GRILL**
400 BENTLEY BLVD. • 805-229-0558
- 44 YUKATAN TACO & SUNDY TACOS BAR & GRILL**
1010 E. GAYLORD BLVD. • 805-333-7323
- 45 ZIO'S ITALIAN KITCHEN**
1010 E. GAYLORD BLVD. • 805-278-6881
- BARs**
- 46 COWBOY SHACK ROCKIN' COUNTRY BAR**
4000 RING OF LEONIDE • 805-309-3839
- 47 COUNTRY COUNTRY**
1212 CALIFORNIA AVE. • 805-405-6465
- 48 JES ALLEY**
1010 E. GAYLORD BLVD. • 805-405-5490

55 MICHAEL MURPHY'S DUELING PIANOS
86 E CALIFORNIA AVE • 416-291-5287

- 35** **THE CALIFORNIA CLUB**
111 CALIFORNIA AVE. • 405-212-2429
- 36** **THE CALIFORNIA CLUB**
111 CALIFORNIA AVE. • 405-212-2429
- 37** **SKINNY SIM'S**
205 WALNUT ST. • 405-280-4000
- 38** **THE TIGER**
105 E. CALIFORNIA AVE. • 405-399-4495
- 39** **WHISKEY CHICKEN**
105 E. CALIFORNIA AVE. • 405-228-0108
- CLUBS**
- 40** **BLOOM NIGHTCLUB**
7 S. MICHIGAN AVE. • 405-268-6666
- 41** **CLUB ONYX**
105 E. CALIFORNIA AVE. • 405-252-8230
- 42** **DOLLHOUSE LOUNGE & BURLESQUE**
811 S. MICHIGAN AVE. • 405-493-3465
- 43** **PRETTY PLEASE SOCIAL BARS**
105 E. CALIFORNIA AVE. • 405-252-8230
- 44** **SAINTS ULTRA LOUNGE**
105 E. CALIFORNIA AVE. • 405-268-4229
- 45** **SEVEN SHOTS**
224 W. 9TH STREET AVE. • 405-438-0700
- 46** **STINKY HOT CHAMPAGNE BAR**
105 E. CALIFORNIA AVE. • 405-252-8230
- ATTRACTIONS**
- 47** **ACQUAGGIO LIVE**
15 S. ORANGE AVE. • 405-676-0700
- 48** **AMERICAN BAND MUSEUM**
105 E. CALIFORNIA AVE. • 405-252-8230

48 BRICKPOLIS GAMING & MINI GOLF
164 S. WILKEY MANOR DR. • 405-516-3745

- 861-343-7400 HAMILTIDE CTR. • 405-474-2745
 855-266-2666 HANCOCK BIBLE CH. • 405-266-2666
 855-266-2666 HANCOCK COMEDY CLUB
 859-97412 OF LEON LANE • 405-858-6506
 BACKTOWN TOWNERS WHEEL
 855-266-2666 HANCOCK COMEDY CLUB
 BACKTOWN TOWNERS WHEEL
 1511 HICKORY TRAIL TALKI RIDES
 1511 HICKORY TRAIL TALKI RIDES • 405-236-8294
 2511 HICKORY TRAIL TALKI RIDES
 2511 HICKORY TRAIL TALKI RIDES • 405-870-8712
 2511 HICKORY TRAIL TALKI RIDES
 2511 HICKORY TRAIL TALKI RIDES • 405-788-7888
 HARKINS THEATRE
 405-236-8294 • 405-236-8294
 MYSTAD BOTANICAL GARDENS
 405-236-8294 • 405-236-8294
 OKLAHOMA CITY CONVENTION CENTER
 1011 MCCOY CORRETT DR. • 405-740-6407
 1011 MCCOY CORRETT DR. • 405-740-6407
 2511 HICKORY TRAIL TALKI RIDES • 405-788-7888
 OKLAHOMA CITY THUNDER
 405-236-8294 • 405-236-8294
 OKC NA TIONAL MEMORIAL & MUSEUM
 405-236-8294 • 405-236-8294
 ON RIVER CROCKERS
 710 N. LINCOLN DR. • 405-236-8294
 OKLAHOMA SPORTS HALL OF FAME
 201 HICKORY TRAIL TALKI RIDES • 405-422-1600
 201 HICKORY TRAIL TALKI RIDES
 1511 HICKORY TRAIL TALKI RIDES • 405-400-4000
 PINNATS PALETTE
 405-236-8294 • 405-236-8294

65 PUT A CORK IN IT WINERY
1155 CALIFORNIA AVE. • 405-4

- 66** **RECLAMATION BY DAY**
200 S. CALIFORNIA AVE., STE. HD • 405-605-6480
RIDE CO.
10001 • 405-853-3333
- 67** **RIDE SPOOT BARDS & ADVENTURES**
10001 • 405-853-3333
- 68** **ROCKY'S BROCKTON EYE HALL**
10001 • 405-299-6660
- 69** **THE CRITICISM**
100 S. CALIFORNIA AVE. • 405-680-5200
- 70** **SUNSHINE WALKING**
10001 • 405-700-3035
- RETAIL**
- 71** **BASS PRO OUTDOOR WORLD**
10001 • 405-780-5000
- 72** **BERKSHIRE CAMPEY COMPANY**
1000 CALIFORNIA AVE., STE. 100 • 405-601-9000
- 73** **1. SHIRAZIAN AVE., STE. 100 • 405-740-4000**
2. JENKINS
3. REMOVAL • 405-975-0759
- 74** **JUNJIN JACKALORE**
10001 • 405-777-7777
- 75** **ON THE BURN CONFERENCE B.D.E.I.**
100 S. CALIFORNIA AVE. • 405-298-2828
- 76** **PODERS TOWN**
125 JOHNSVILLE DR. • 405-298-2828
- 77** **THE BURN CONFERENCE B.D.E.I.**
100 S. CALIFORNIA AVE. • 405-298-2828
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- 100** **THE BURN CONFERENCE B.D.E.I.**
100 S. CALIFORNIA AVE. • 405-298-2828

SERVICES

- 56 BANCROFT** BENCH 200
 220 S. ACHARYA BENCH 200
57 CANNABLESS
 MEAD ST. 300 - 405-584-1240
58 CASH'S GENERAL STORE
 1000 S. HARTWELL ST. 405-739-4049
59 COWBOYS
 1000 S. HARTWELL ST. 300 - 730-700-700
60 EAT'EREALE GAINESBROS DISPENSARY
 110 S. ORANGE AVE. 405-477-2729
61 MICE RITE'S 2101 S. HARTWELL ST.
 405-527-5100
62 SALT PHARMACY 300 S. HARTWELL ST.
 405-644-6772
63 STABLOIDS
 1000 S. HARTWELL ST. 300 - 405-733-1033
64 THERPINE 24 HR DISPENSARY
 1000 S. HARTWELL ST. 300 - 405-780-4040
65 THE PEAK BICKYTHON
 222 S. HARTWELL AVE. 300 - 405-900-4025
66 URBAN BOUTIQUE
 222 S. HARTWELL AVE. 300 - 405-714-9077
HOTELS
67 AC HOTEL BY HAWAII
 1000 S. HARTWELL ST. 405-455-8555
68 ALCO TOWNS DOWNTOWN HICKORYTON
 1000 S. HARTWELL ST. 405-405-2000
69 COOLIDGE BY HAWAII
 1000 S. HARTWELL ST. 405-405-2000
70 HAMPTON INN & SUITES
 1000 S. HARTWELL ST. 405-233-2600

96 HILTON GARDEN INN
228 E. SHERIDAN AVE. •

- 100 HOLIDAY INN EXPRESS AND SUITES**
1015 E. MAIN ST. • 405-778-8100
- 100 HOLIDAY SUITES BY HILTON**
1100 S. STEEDEN AVE. • 405-225-2010
- 100 HYATT PLACE**
1000 N. UNIVERSITY, POKESHA • 405-710-8038
- 100 REMAINTANCE HOTEL**
1000 N. UNIVERSITY, POKESHA • 405-748-4210
- 100 RESIDENCE INN**
801 E. BOND AVE. • 405-408-0700
- 100 SAGE INN**
1714 SOUTHWEST AVE. AVE. • 405-225-7200
- 100 SPRINGHILL SUITES**
1000 N. UNIVERSITY, POKESHA • 405-409-4204
- 100 STAYBRIDGE SUITES**
100 N. LINCOLN BLVD. • 405-402-8820
- 100 SPOKIES BKE SHARE STATION**
- 100 STREETCAR STOP**
- 100 AMT RAK STA TION**
- P PARKING**

Oklahoma City

Key Employment Industries:

Aviation and Aerospace

Biotech

Energy

Logistics

Shared Services



The new 605 room Omni hotel, convention center, & Scissortail Park are all nearby

OKC



**# 22 Largest City
by Population in
the USA
- 2020 Census**

**# 13 best run
city in
America
- WalletHub**

**# 3 city for lowest
business costs
- Moody's**

Broker Contact Information



For additional information, or to inquire about seeing this space, please contact the leasing Broker & Agent(s):

➤ **Caton Hogan** - President, Developer, & Managing Broker

Phone: +1 (405) 808-4249

Email: caton@waypointcre.com

➤ **Brad Hogan** – Director of Investments, Developer, & Commercial Real Estate Agent

Phone: +1 (405) 826-5133

Email: brad.hogan@hotmail.com

Download space & site layouts, view pictures, & more info can be found on our website at www.waypointcre.com

Scan the QR code on the bottom right of this page with your phone camera to be automatically directed to the web page for this space.

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info@waypointcre.com

<https://www.waypointcre.com>



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