

# FOR LEASE

Street Level Turn Key  
Restaurant and/or Retail

522 S Boston Ave

\$15.00 SF/ NNN



Former Local Bison



Former Copaneazi's



Former Catrachos Cafe

## Property Summary

A rare street level turn key restaurant and/or retail opportunity in the heart of downtown Tulsa. This 4,781 SF and connectable 1,900 sf basement was formerly home to Copaneazi's (1,342 SF), The Local Bison (1,986 SF), and Catrachos Café (1,453 SF).

For a restaurant user or users, the property is fully turn-key with existing restaurant infrastructure in place (two hoods and grease traps, a beautiful wood-fired oven, and much more), making it ready for the right operator to step in and make an immediate impact.

For a retail concept looking for a downtown location, the restaurant infrastructure could be removed to accommodate high-visibility retail space on the hard corner of 6th and Boston across the street from Chapman Green Park. This location is directly below 93 apartments, allowing for a built-in immediate customer base.

- Up to 4,781 contiguous SF street-level available + connectable 1,900 sf basement space
- \$15.00/SF + NNN
- Fully functioning kitchens in place (can be removed to accommodate high-visibility retail space)
- Only 6 blocks to the BOK Center and the Arvest Convention Center
- Only 7 blocks from OSU Medical and new VA hospital
- Only 4 blocks from Tulsa Community College, Across the street from Chapman Green

Call Hannah at 918-845-5655 to schedule a tour and explore how this space can work for your concept.

CRA

## Hannah Altom

Commercial Properties Associate

918-845-5655

[hannah@corprealtyadvisors.com](mailto:hannah@corprealtyadvisors.com)



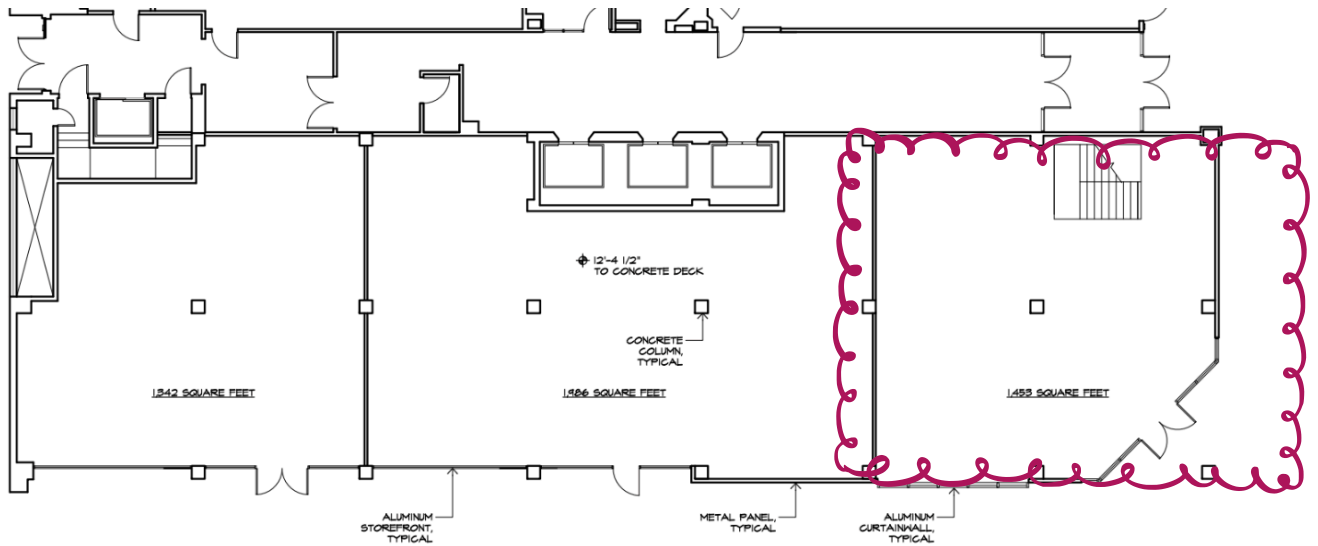
# 522 S Boston Ave

## Street Level Turn Key Restaurant and/or Retail Space

# Floor Plan

## Former Catrachos Cafe

### 1,453 SF



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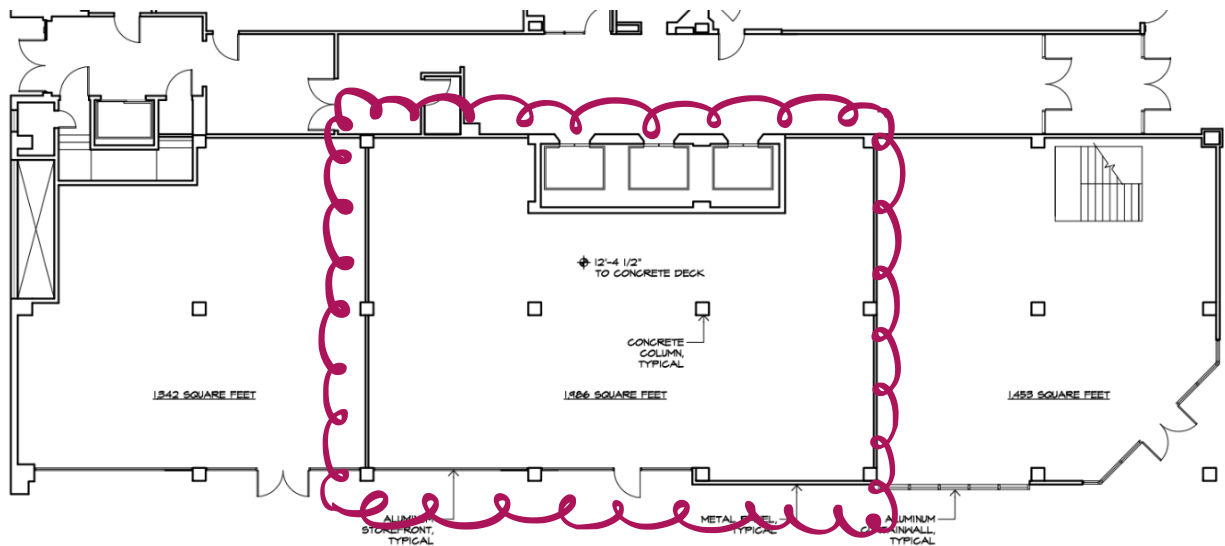
# 522 S Boston Ave

## Street Level Turn Key Restaurant and/or Retail Space

### Floor Plan

### Former Local Bison

### 1,986 SF



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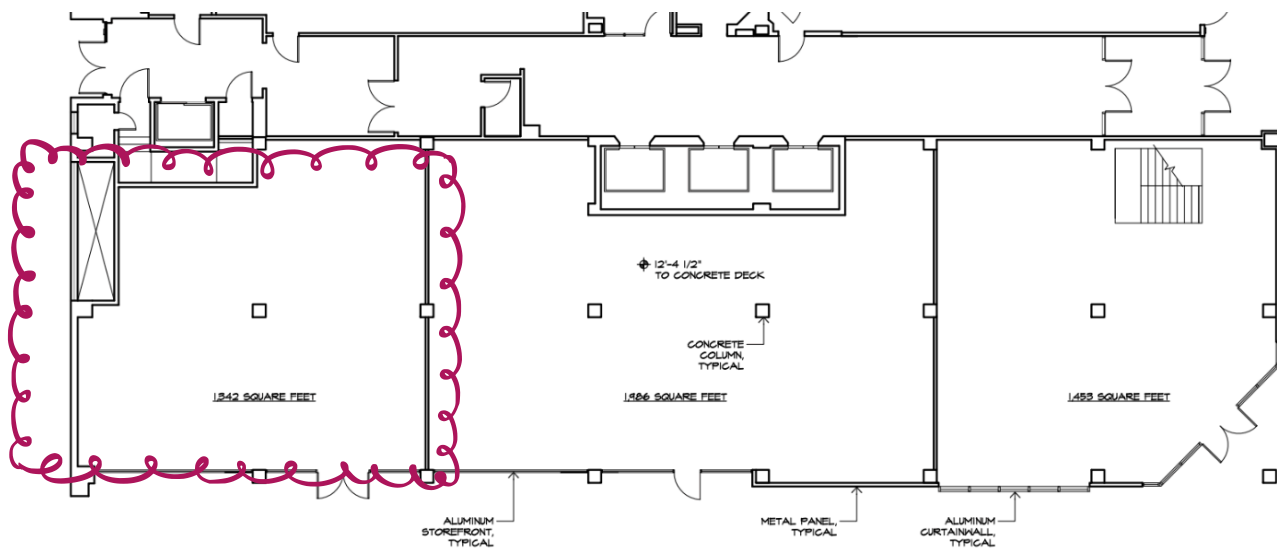
# 522 S Boston Ave

## Street Level Turn Key Restaurant and/or Retail Space

### Floor Plan

### Former Copaneazi's

### 1,342 SF



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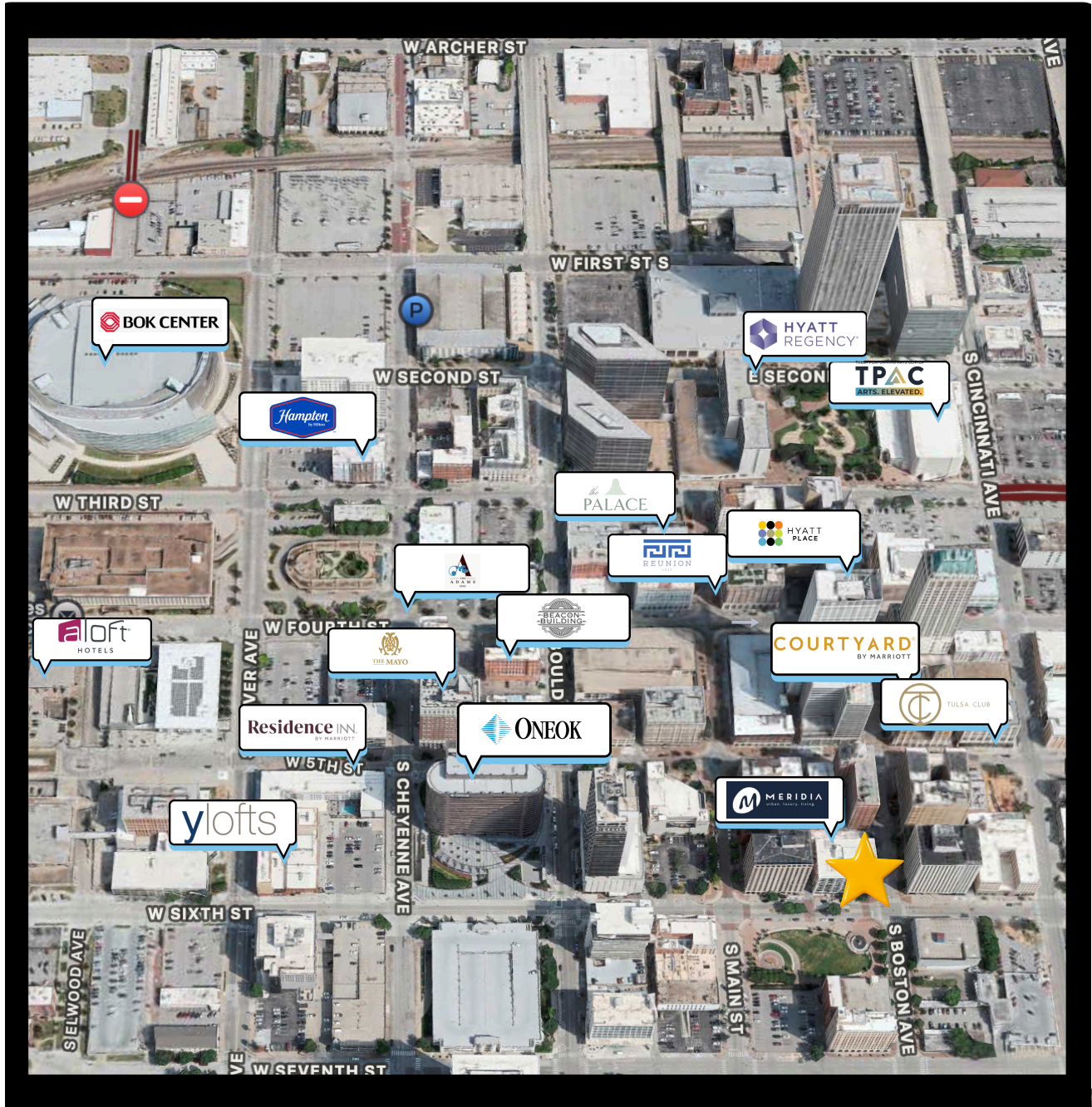
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# 522 S Boston Ave

Street Level Turn Key Restaurant and/or Retail Space

## Subject Property



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