

FOR LEASE: 9 West Reconciliation Way, Tulsa Arts District, Tulsa, Oklahoma.



New re-development of Former Texaco Service Station, located along the vibrant and historic Main Street. Featuring a charming covered patio with outdoor seating. Centrally located in the Tulsa Arts District. Surrounded by a variety of entertainment venues, hotels, and modern Life Style Living. Excellent visibility and foot traffic.

General Description:

Built in 1925, this redevelopment project will preserve key elements of the original structure while incorporating the surrounding building. Located in the vibrant Tulsa Arts District, the property is within walking distance of multiple hotels and offers convenient bridge access to Downtown office spaces and convention hotels. The City of Tulsa has partnered with investors to develop additional parking garages, supporting future apartment developments nearby. Currently, a 460 Unit complex is under construction 2 blocks away. Tulsa Arts District is home to numerous top-tier restaurants and offers easy access to BOK Arena and Convention Center, providing an excellent opportunity to capitalize on the synergy and foot traffic generated by the Ballpark, BOK Arena, Festivals and other popular venues.

Available Area:	4,788 S.F. Restaurant / Kitchen/ Bar and Inside Dining
	<u>1,630 S.F.</u> Covered / Non Covered outdoor Patio – Architecturally Fenced
Total Area	6,418 S.F. Total Area does not include ADA Ramp Access

- Extra Features:**
- Bar Area is floor to ceiling glass, for abundance of natural light.
 - Facility will conform to City of Tulsa Building and Fire Codes.
 - New Heating and Ventilation will be installed in a manner to accommodate all guest.
 - Service Corridor provides service ingress and egress for Provisioning / Supply Purposes
 - Private Dining Area
 - Single Tenant occupancy in a one-of-a-kind totally repurposed Historical Property in a high density destination.

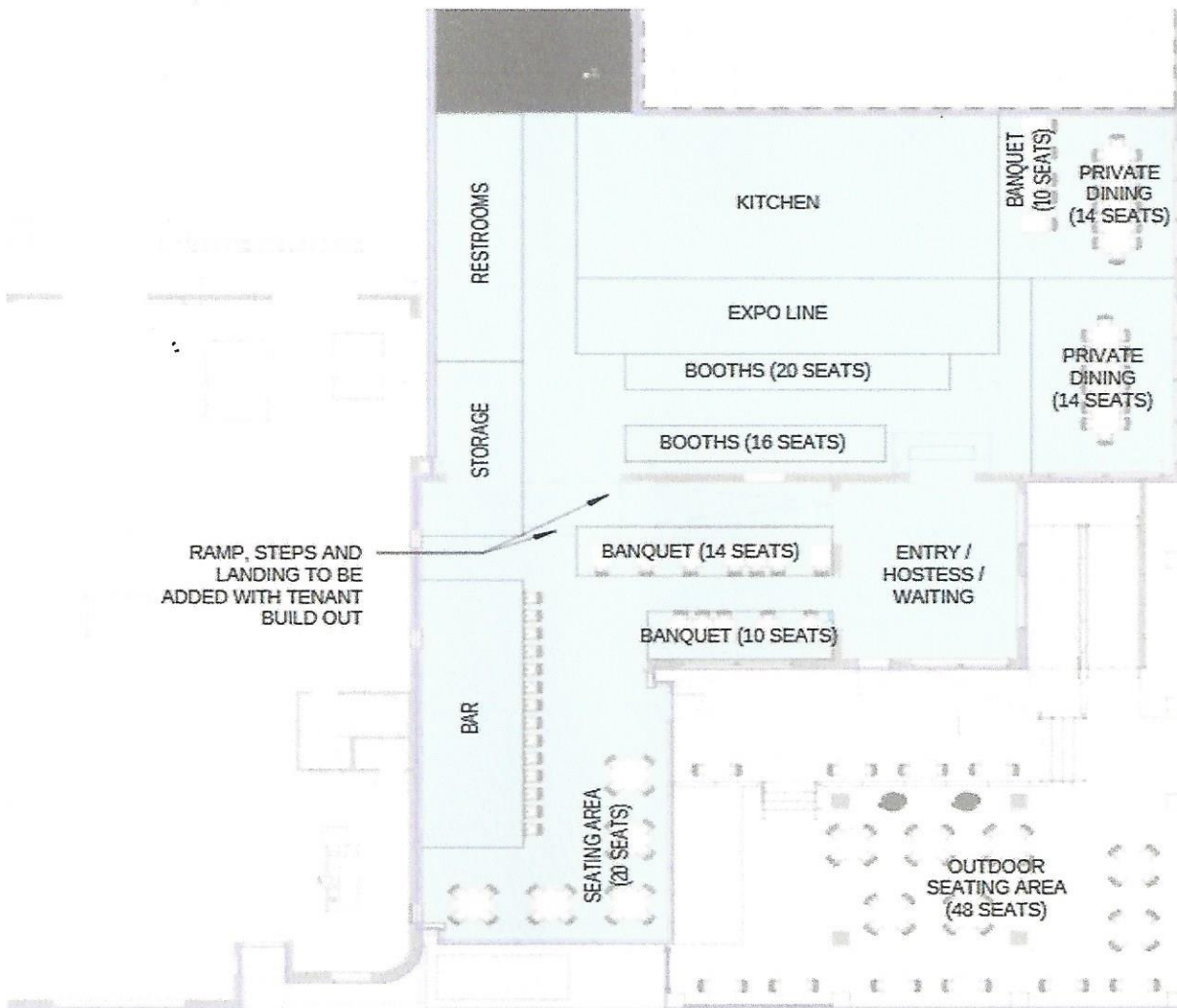
For more details contact: **Premier Commercial Properties, Inc.**
Jeff D. Thompson, President / Broker
(918) 599-0088 / 691-6434 Cell

This document is an informational summary for review by prospective purchasers/tenants and their interest in the subject property. Although the information contained herein has been prepared by **Premier Commercial Properties, Inc.**, or has been furnished by sources deemed reliable, none of such information has been verified and no representation, either expressed or implied is made as to the accuracy thereof. All information contained herein is further subject to correction, modification or withdrawal without further notice.

Conceptual Patio Design:



CONCEPTUAL Floor Plan:



Additional Information:

Architectural Conceptual Renderings, Conceptual Floor Plans, Conceptual Walk Through YouTube Video, has been made available by Lilly Architecture. [Link available on request](#)

Owners proposed Lease Term (s), and leasing package with Build-Out Allowance is available.

Request the aforementioned information by Emailing Request to: jtpcptulsa@gmail.com

AVAILABILITY: Early Fall of 2025, and subject to City of Tulsa Planning and Permit Department Process.

Scope of Owners Renovations and Additions:

Renovation and Additions include consolidating the former Texaco Service Station with the surrounding warehouse to consolidate approximately 6,418 s.f. of Hospitality Space centrally located in the Tulsa Arts District.

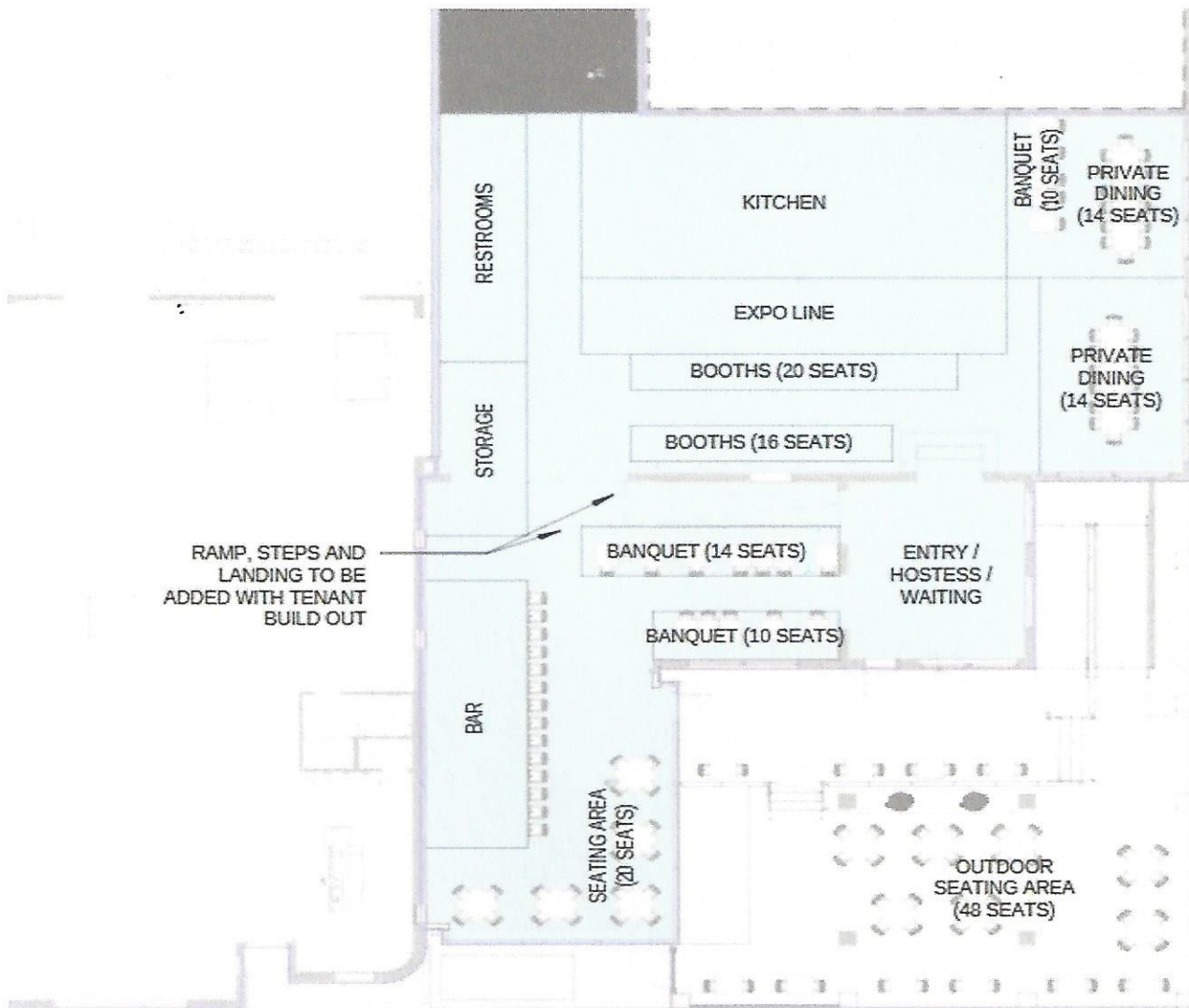
The Building allows the Tenant to utilize the vintage brick interior and exposed ceilings to create a charming ambiance.

Patio / Outdoor Dining: The Stations canopy will be renovated to provide cover for outdoor dining and guest traffic to indoor dining and lounge area. 1,630 sf patio/terrace may be utilized for all outdoor dining and bar patronage. Ingress and egress to the patio and lobby/reception will be from Main Street and North Reconciliation Way..

A ½ brick and ½ Iron fencing, with gates will surround the patio for controlled ingress and egress to the venue.

ADA Accessibility with be available on Main Street via ramp access.

Our Conceptual Rendering demonstrates the guest accommodations regarding the interior space as well as the Patio / Terrace



Restrooms and Storage: 350 sf is allocated for ADA Accessible Restrooms and Storage Area.

Service Corridor: this area of 600 sf will be utilized to provision and supply the restaurant without having to accept provisions and supplies through the restaurant guest area.

Heating and Ventilation: New HVAC roof top units will be installed and will be Zoned. The amount of Tonnage will be calculated and engineered to accommodate a "Full House" and employees. The new systems will be Energy Efficient.

Fire Suppression: Fire Sprinkler System will be installed as directed by City of Tulsa Planning Commission and the Tulsa Fire Department.

Electrical: Adequate Electrical Service will be provided subject to Electrical Engineers design requirements. The building are currently serviced with 110 Volt, 240 Volt and 480 Volt Service.

Signage: Signage is available. However, Owners shall have the right to approve signage and location of signage.

All renovations and additions are subject to City of Tulsa Planning and Permit Offices,

Proposed Lease Terms and Conditions:

Landlord: W.R.T. Realty, .L.L.C.
c/o Premier Commercial Properties, Inc
Jeff D. Thompson

Tenant: TBD

Address: 19 West Reconciliation Way
Tulsa, Oklahoma 74103

Site Location: Tulsa Arts District

Total Site Area: to be determined

Rental Area: 6,418 s.f.

Type of Lease: Modified Net Lease: In addition to Monthly Base Rent, Tenant shall pay its pro-rata portion of the Operating Expenses to include Property Taxes, General Hazard Insurance, Tulsa Ball Park Assessment, Downtown Tulsa Assessments, if any.

Currently the ESTIMATED NET Charges are (TBD)

Electric, Gas, Water, and Storm Water: The leased area will have separate meters for each utility account. Tenant will establish its own account with each respective Utility.

Possession of Leased Space: Subject to Certificate of Occupancy provided by the City of Tulsa

Build -out Allowance: Landlord will provide a Tenant Build-Out Allowance of \$120,000.00, and will subject to Term of Lease

Term of Lease: 7 to 10 years (Negotiable)

**Maintenance of
Landlords Mechanical**

Electrical and Plumbing: During the Term hereof, Tenant will be required to perform Semi Annual required maintenance to each HVAC unit, including filter changes. Any major repairs or replacement shall be borne by Landlord, less a \$1,500.00 deductible, per unit, to be paid by Tenant. Tenant shall be afforded any Warranties provided by the Manufacture, Mechanical Contractors, Electrical Equipment Manufacturer and Contractor as well as Plumbing Warranties.

Interior Design

and Finishes: This is a great opportunity for a restaurant concept proprietor to design and provide finishes to walls, flooring, kitchen design, interior wall covered or non covered, lighting and required electrical installation.

Signage: Exterior Signage is available. However, Landlord reserves the right to approve signage and signage location.

The above Term and Conditions are subject to a Mutually Acceptable Lease Agreement (NNN), and Landlords review and acceptance of prospective tenants financial statements. All tenants information will remain confidential

Should you have an interest in locating to our proposed lease space, we will gladly meet with you to discuss the possibility of locating your restaurant concept to our building located at 9 West Reconciliation Way, Tulsa Arts District, Tulsa, Oklahoma.

Best Regards;

Jeff D. Thompson
President/ Broker
Premier Commercial Properties, Inc.
Email: jtpcptulsa@gmail.com
Cell: (918) 691-6434

CC: W.R.T. Realty, L.L.C.