



ROBINSON RENAISSANCE | FOR LEASE

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 **GARDNER TANENBAUM**

NEWMARK
ROBINSON PARK



Robinson Renaissance is a 12-story downtown Oklahoma City landmark offering 176,060 square feet of versatile space. Originally designed in 1927 by the renowned architectural firm Hawk & Parr, the building stands as a testament to early 20th-century craftsmanship. Its striking exterior blends Gothic Revival and Art Deco styles, while its unique U-shaped design floods the interior with natural light and scenic city views. This architectural layout provides an ideal canvas for premier office space or a highly profitable residential or mixed-use adaptive reuse conversion, including ongoing apartment conversion updates featuring modern unit finishes, custom millwork, natural stone accents, and thoughtfully designed living spaces.

The property pairs its classic heritage with extensive modern engineering. A major late-1980s renovation introduced a dramatic 12-story glass atrium, an indoor grand staircase, and an inward-sloping glass roof that fills the interior with light. Current redevelopment plans envision a luxury residential experience with amenities including a 24-hour concierge, valet service, fitness center, golf simulator, lounge and co-working spaces, housekeeping services, conference facilities, and upgraded common areas. Multi-million dollar improvements have also modernized the elevator systems and renovated the first and second-floor lobbies with contemporary finishes while preserving the building’s historic character. Strategically located within walking distance of the Paycom Center, Scissortail Park, Myriad Botanical Gardens, and the Bricktown Entertainment District, this highly vacant property represents a premier value-add investment opportunity for visionary developers or owner-users seeking to reposition one of Oklahoma City’s most recognizable historic landmarks.

DETAILS

Price/SF	\$18 - \$22 / SF
Available SF	668 - 2,267 SF
Lease Type	Full Service Gross
Building Size	176,060 SF
Year Built	1927
Market	Oklahoma City

HIGHLIGHTS

Historic 1927 downtown OKC high-rise
Luxury apartment conversion underway
Built in 1927 by Hawk & Parr in Gothic Revival and Art Deco styles.
U-shaped design provides strong natural light and city views
Walkable to Paycom Center, Scissortail Park, and Bricktown
Strong adaptive reuse opportunity in the downtown core



Skybridge Connecting to the SE Side of Building



Suite 208



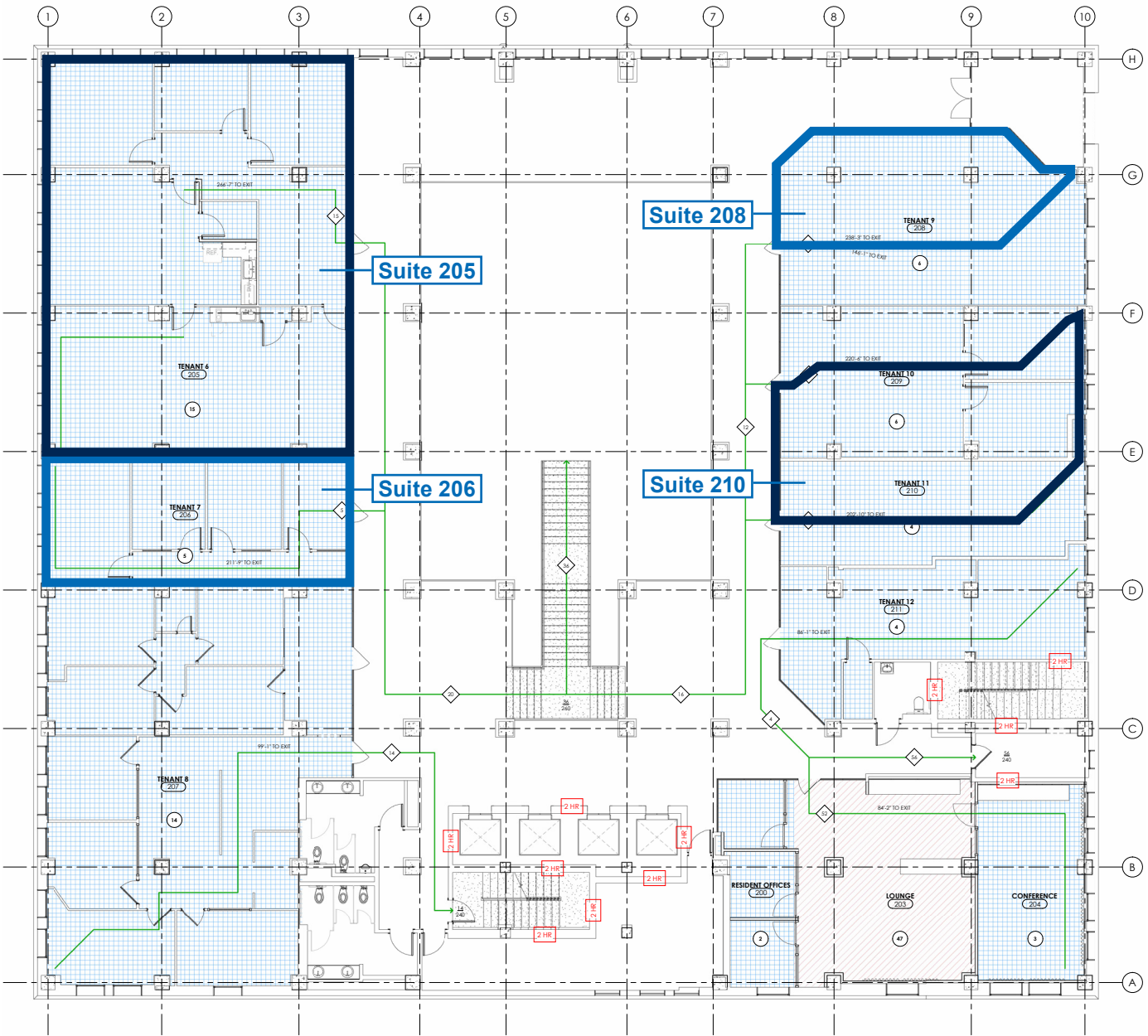
Suite 205



Suite 210



Suite 206



AVAILABLE SUITES

2ND FLOOR

Suite 205	2,267 SF
Suite 206	668 SF
Suite 208	919 SF
Suite 210	850 SF

APARTMENT RESIDENCES

LIVE. WORK. DOWNTOWN

Class A office space in a building that's becoming downtown OKC's most connected live-work-play address.

The Robinson is more than an office address. It's the epicenter of downtown OKC's next chapter. This landmark building is undergoing a transformation that brings 106 new apartment homes into the tower above your office, along with a fitness center, resident lounge, and coworking spaces. The result is a building with round-the-clock energy: colleagues who can walk to lunch, employees who can live minutes from their desk, and a downtown address that signals your company is where the city is headed.



RESIDENCE HIGHLIGHTS



106
Luxury
Residences



Studio, 1 & 2
Bedroom
Floor Plans



Fitness
Center



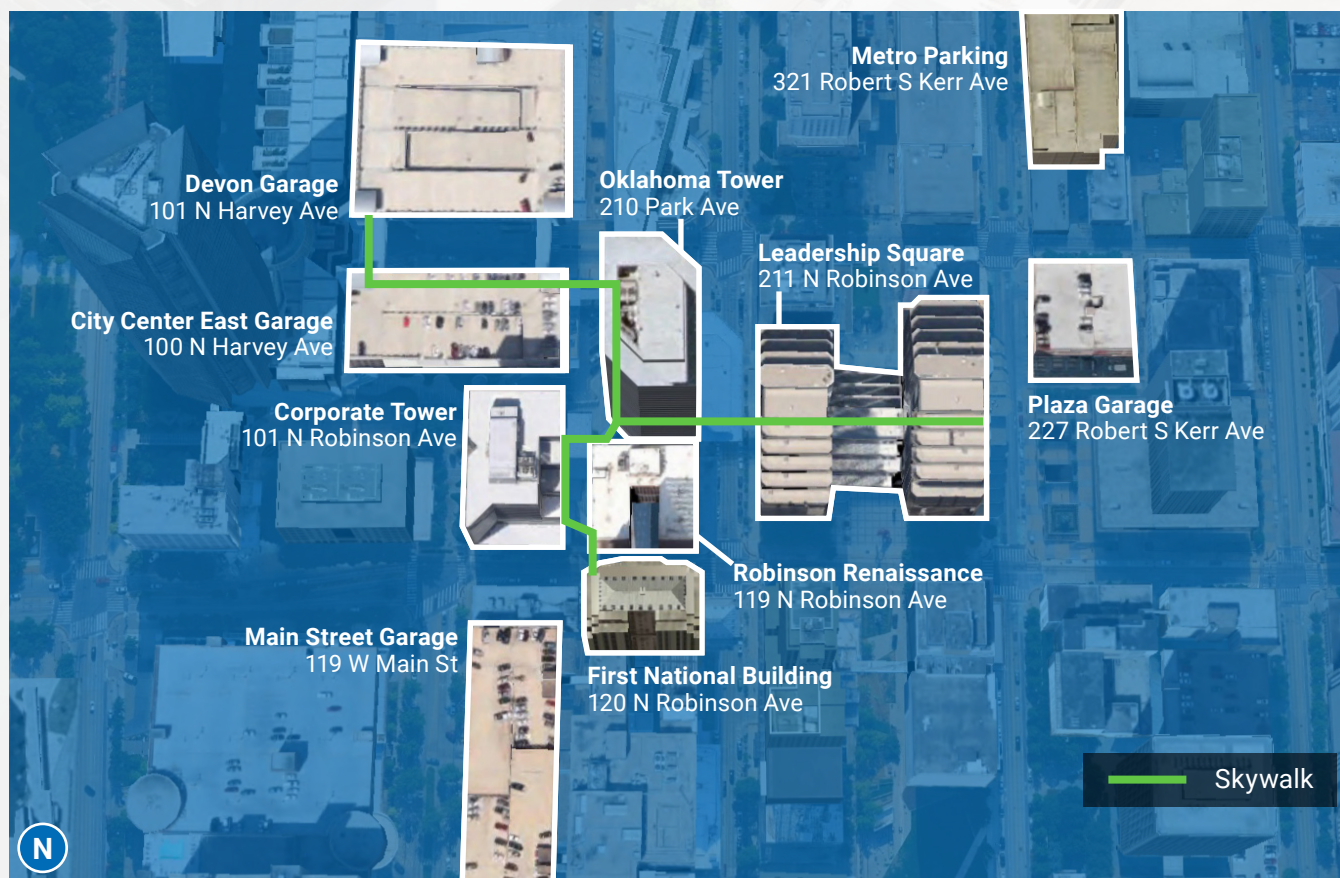
Resident Lounge
& Coworking
Spaces



Walkable to
Scissortail Park,
Bricktown & More



PARKING + TRANSPORTATION DOWNTOWN



SCAN OR CLICK HERE
FOR SUITE AVAILABILITY

