



ROBINSON RENAISSANCE | FOR LEASE

119 N ROBINSON AVE, OKLAHOMA CITY, OK 73102

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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



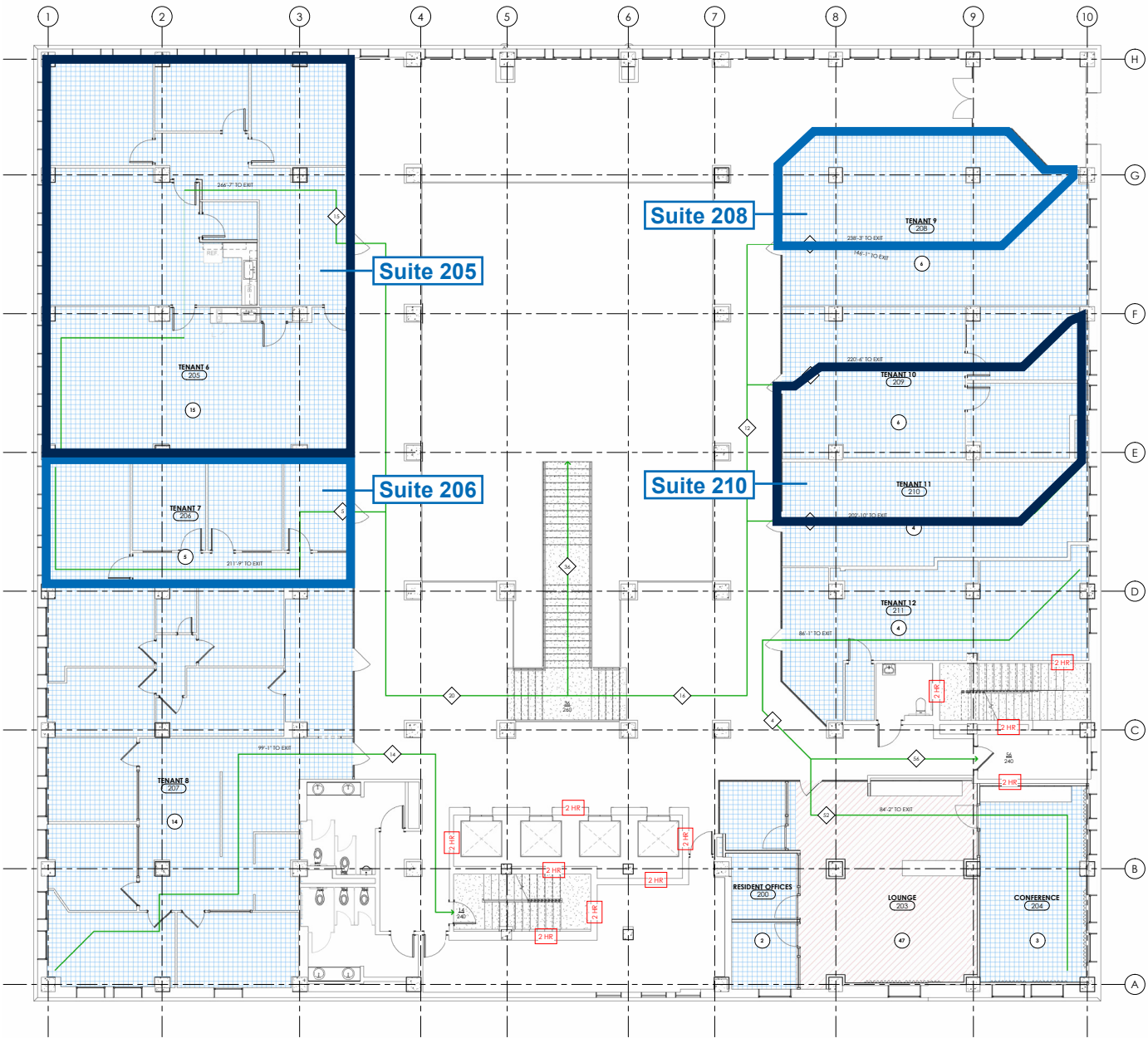
Suite 205



Suite 210



Suite 206



CHECK OUT JUST A FEW THINGS THAT MAKE DOWNTOWN OKC GREAT!

Downtown OKC is the place to be. As the central business hub of Oklahoma City, the streets bustle with weekday workers while apartment residents enjoy urban living in various options, from new construction to historic properties renovated to Class A status and loaded with amenities.

Streetcars move locals and visitors between the central business district, Bricktown, Automobile Alley, and MidTown. World-class dining and amenities are aplenty downtown, like Nonesuch, which in 2018, Bon Appetit magazine named America's Best New Restaurant. In 2022, the crown jewel of downtown, First National Center, opened after a top-to-bottom renovation of the iconic 1930s office tower into OKC's premier gathering place to live, shop, dine, and stay in the luxury hotel.



FIRST NATIONAL CENTER

120 N Robinson | Built: 1932 + Remodeled 2022

The historic bank building constructed in the style of the Empire State Building served as the City's bastion of banking and commerce for decades. After years of decline following the oil bust in the 1980s and several ownership changes, it was purchased in recent years by developers Gary Brooks and Charlie Nicholas, who spent nearly \$280 million to convert it to a luxury 146-room Marriott Autograph hotel, 193 apartments, restaurants, bars, and retail.

DON'T MISS:

- The Vault bar in the original bank vault
- Stock & Bond Restaurant
- Tellers Restaurant
- Lucchese Bootmaker



OKLAHOMA CITY CONVENTION CENTER

100 Mick Cornett Drive | Opened: January 2021

The \$288 million convention center was an integral part of MAPS 3. It is 500,000 square feet and includes a 200,730 square foot exhibit hall, which is divisible into four halls. The 29,874 sq. ft. ballroom has 5,000 square feet of pre-function space and a terrace overlooking Scissortail Park. There are 27 meeting rooms and nearly 45,000 sq. ft. of meeting space, including 9,726 square foot Junior Ballroom.

DON'T MISS:

- Views of Scissortail Park and sunsets to the west
- 18-foot by 18-foot spin painting by Wayne Coyne of the Flaming Lips and British artist Damien Hirst titled "Beautiful Mystical Exploding Sun Clouds Taste Metallic Gift Painting" on the fourth floor



SKIRVIN HILTON HOTEL & COLCORD HOTEL

Skirvin | Opened 1911-1988, Re-Opened 2007

Colcord | 15 N Robinson | Opened 1910 as an Office building, Converted to boutique hotel 2006

Ownership groups led by Robinson Park CEO Mark Beffort own two of downtown Oklahoma City's most iconic hotels: the historic Colcord Hotel and The Skirvin Hilton.

Originally built in 1910 as Oklahoma City's first skyscraper, the Colcord reopened as a boutique hotel in 2006 and operates under Hilton's Curio Collection. The Skirvin, restored and reopened in 2007, recently underwent significant renovations to enhance guestrooms, public spaces, and amenities, ensuring both properties remain premier hospitality destinations in downtown OKC.

DON'T MISS:

- Flint restaurant and bar at Colcord with patio
- The Red Piano bar and Perle Mesta at Skirvin



SCISSORTAIL PARK

Oklahoma City Boulevard to the Oklahoma River | Opened: Phase I: 2020. Phase II: September 2022

The 70-acre Scissortail Park is a \$132 million MAPS 3-funded urban park south of downtown, split into upper and lower sections connected by the Scissortail Bridge over I-40. The lower 30 acres extend to the Oklahoma River and feature a large stage, the Love's Travel Stops Great Lawn, water features, and other public amenities.

DON'T MISS:

- Farmer's market every Saturday morning
- Events throughout the year, from DeadCenter Film Festival, Oklahoma City Philharmonic, frequent food trucks, concerts, and many others



BOATHOUSE DISTRICT

North shore of the Oklahoma River | Established: 2006 with Additions Over Time

The boathouse district made Oklahoma City a premier venue for rowing and kayak events, starting with the iconic Chesapeake Boathouse. The world-class facilities include boathouses and a finish line tower. Competitors come from around the nation and worldwide to train and compete at the facilities.

DON'T MISS:

- Aubrey K McClendon Whitewater Center and the \$57 million RIVERSPORT Rapids
- Bar K, a dog-friendly restaurant, bar, and event space
- Keep an eye out for U.S. Olympic and Paralympic athletes who train on the river year-round



OKLAHOMA CITY NATIONAL MEMORIAL & MUSEUM

620 N Harvey Ave. | Dedicated: 2000 and 2001 by President Clinton and President Bush, respectively

The site commemorates the horrific terrorist attack on April 19, 1995, when a bomb blast killed 168. The site of the former Alfred P. Murrah Federal Building includes the Outdoor Symbolic Memorial, a lawn with lighted chairs arranged in nine rows to remember each person killed and which floor they were on. The Memorial Museum takes visitors through the minutes before, during, and after the blast and the aftermath. The museum recently completed a \$10 million enhancement.

DON'T MISS:

- Memorial Museum
- The Reflecting Pool

JUST BEYOND DOWNTOWN



OKANA

The Chickasaw Nation's \$400 million OKANA Resort & Indoor Waterpark opened in March 2025 on the Oklahoma River next to the First Americans Museum. The destination features a 404-room hotel, a 100,000-square-foot indoor waterpark, a 4.5-acre lagoon, and a Native American marketplace. It is projected to generate a \$1.3 billion economic impact over its first 10 years.

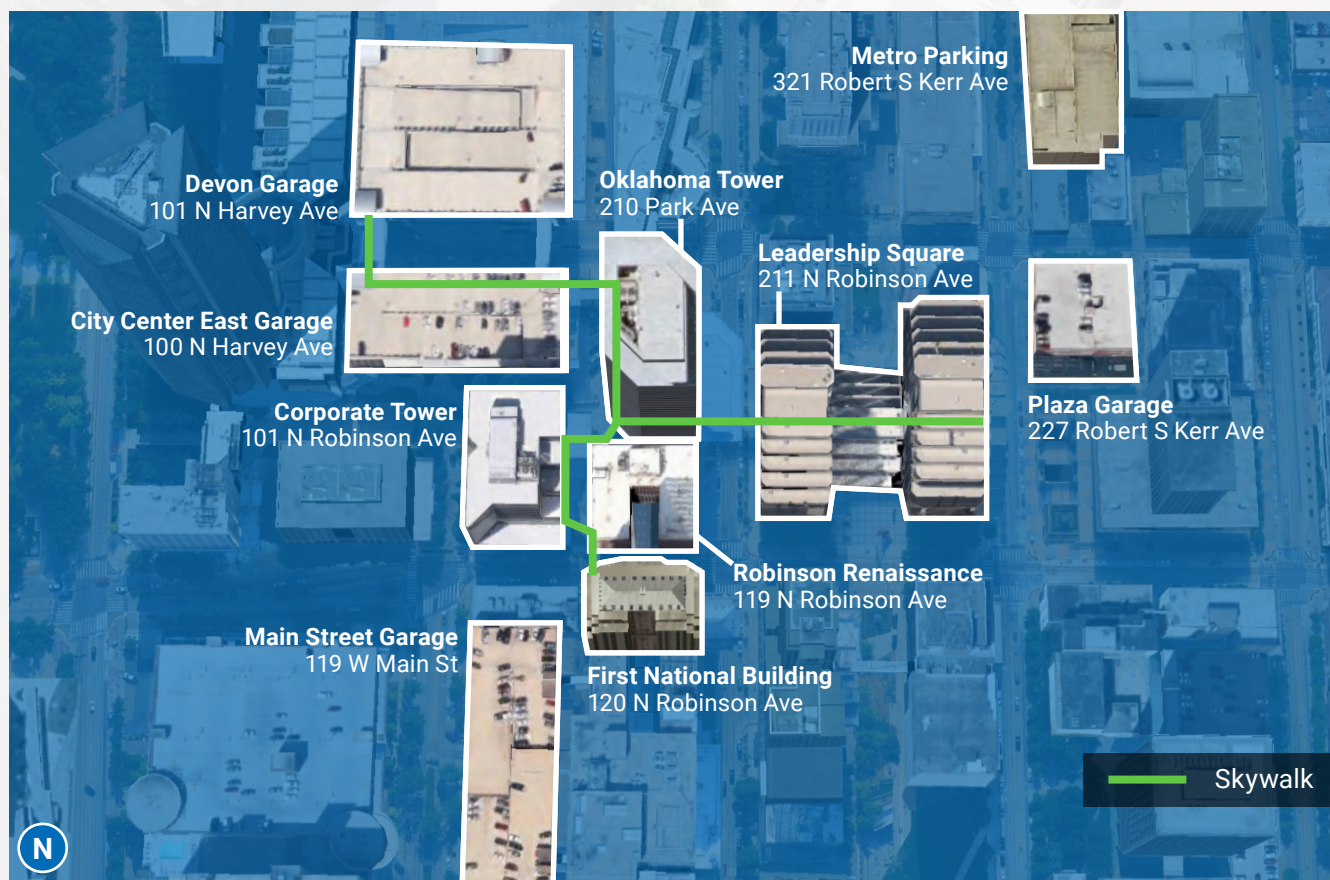


CONVERGENCE

The \$178 million Convergence mixed-use project in the Innovation District opened in January 2025 alongside a revitalized Stiles Park. The development features office labs, retail, a boutique hotel, and the MAPS 4 Innovation Hall. It serves as a collaborative hub designed to drive regional tech, aerospace, and biotech growth.



PARKING + TRANSPORTATION DOWNTOWN



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