

THE STEELYARD

505 E. Sheridan Avenue, Oklahoma City, OK 73104



SKYLINE INK

ALLISON BARTA BAILEY
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priceedwards.com

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RETAIL SPACE NOW AVAILABLE

Lease Rate:	\$15.00 - 18.00 SF/yr (MG)
Available SF:	1,000 - 10,379 SF
Lease Rate:	\$15.00 - 18.00 SF/yr (MG)
Market:	Downtown
Sub Market:	Bricktown
Cross Streets:	E. Sheridan Ave. & Charlie Christian Ave.

ABOUT

Join Bricktown's newest development. Available Suites boast high ceilings, industrial details and visibility to Sheridan Avenue. Suite sizes are flexible and can be adjusted to meet tenant's needs. Sign opportunities available for all tenants.

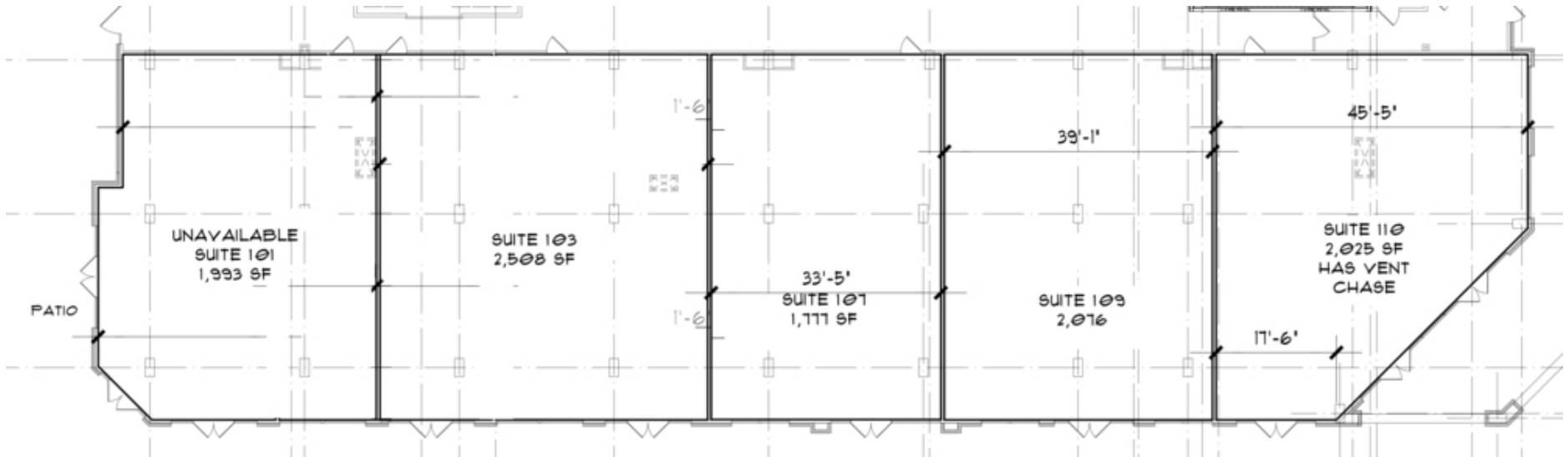
The Steelyard is a mixed-use development with a high-occupancy 250 units of residential and ground floor retail/office space. Located on Sheridan Avenue, directly across from The Criterion music venue, this location is surrounded by multi-family properties, hotels and regional destinations in Bricktown.

Bricktown is home to entertainment venues Chickasaw Ballpark, Brickopolis, Bricktown Events Center, Bricktown Water Taxi, The Criterion, Harkins Theatre, Hey Day and is adjacent to the Chesapeake Energy Arena, new OKC Convention Center/Omni, Scissortail Park and the Myriad Botanical Gardens.

Neighbors in Bricktown include Bass Pro Shop, Starbucks, Fuzzy's Tacos, Bricktown Brewery, Sonic, Old Spaghetti Factory, Texadelphia and Charleston's.

The Steelyard is walkable from the Central Business District and is located at an OKC Streetcar stop, which provides access to all districts in Downtown OKC.

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	Available	1,993 - 10,379 SF	Modified Gross	\$18.00 SF/yr	1st floor retail w/ dedicated patio, faces Sheridan Avenue; Adjacent to AC Hotel
Suite 103	Available	2,508 - 10,379 SF	Modified Gross	\$18.00 SF/yr	1st floor retail or office, faces Sheridan Avenue
Suite 107	Available	1,777 - 10,379 SF	Modified Gross	\$18.00 SF/yr	1st floor retail or office, faces Sheridan Avenue
Suite 109	Available	2,076 - 10,379 SF	Modified Gross	\$18.00 SF/yr	1st floor retail or office, faces Sheridan Avenue
Suite 110	Available	2,025 - 10,379 SF	Modified Gross	\$18.00 SF/yr	1st floor retail w/ dedicated patio, faces Sheridan Avenue & Steelyard Drive
Steelyard Drive, Suite 111	Available	2,000 SF	Modified Gross	\$15.00 SF/yr	Retail/Office/Flex space facing Steelyard Drive
Steelyard Drive, Suite 113	Available	1,000 - 2,000 SF	Modified Gross	\$15.00 SF/yr	Retail/Office/Flex space facing The Yard, located in east building

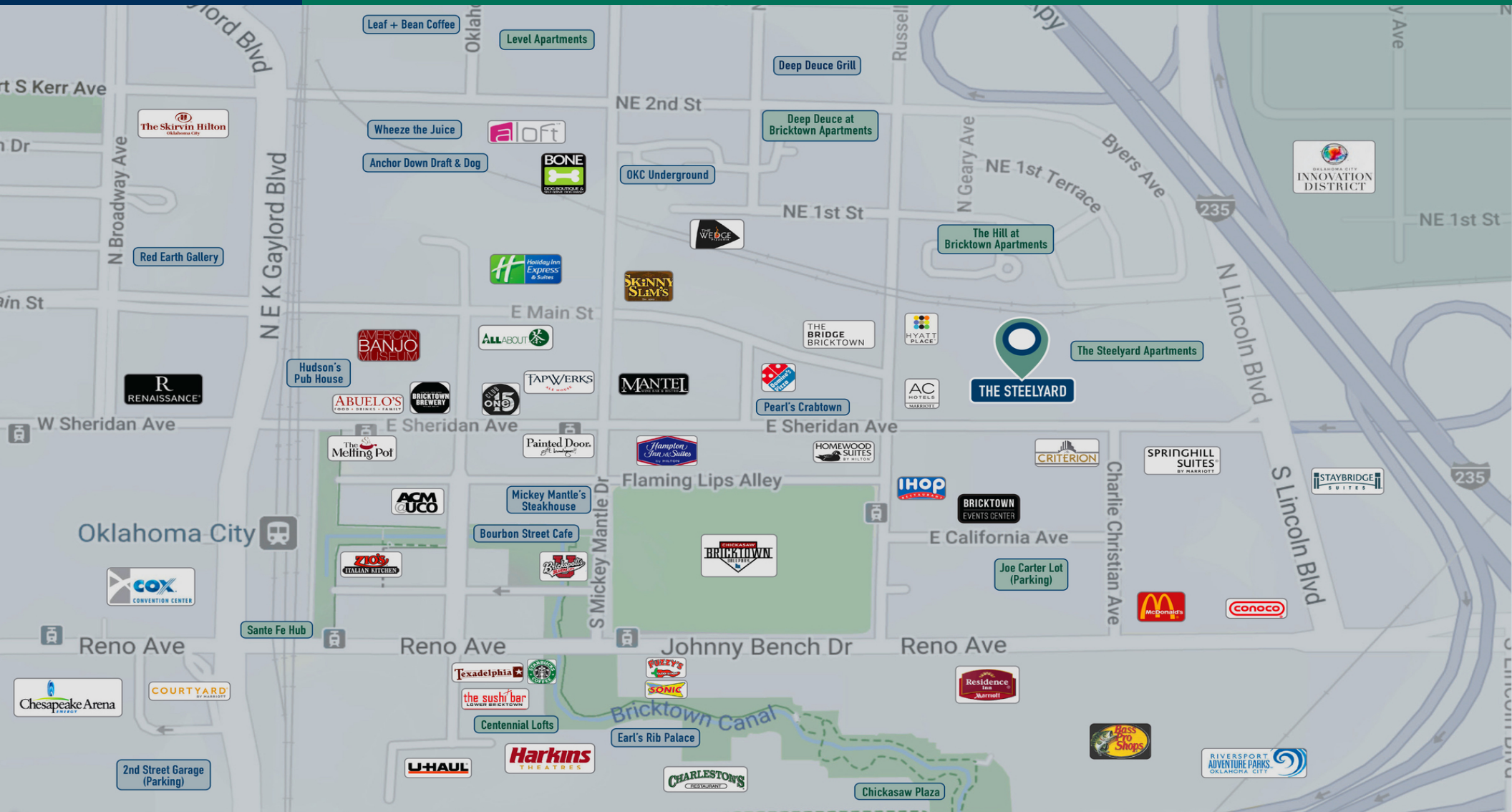
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Retail Map featuring Bricktown, Deep Deuce & the Innovation District



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Photos of Finished office/retail suite on Steelyard Drive - 2,000 SF



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