

THE PIONEER BUILDING

103 Dean A McGee - Office and Retail Space Available



THE PIONEER BUILDING

ALLISON BARTA BAILEY

Price Edwards - Urban

405.239.1245

abailey@priceedwards.com

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PROPERTY DESCRIPTION

Built in 1907 as the home office for Pioneer Telephone, The Pioneer Building is constructed out of gray limestone with hand-carved details around both ground floor entrances. This William Wells-designed building is on the National Register and was completely renovated to shell in 2018.

Notable restorations include the ground floor lobby and storefront windows, elevator cages and marble (throughout building). All building systems, roof, electric distribution including a backup generator, windows and elevator are new. Floors two through four are move-in ready with modern finishes and private restrooms and kitchen.

All office floors have windows on three sides, showcasing panoramic views from the Innovation District to Downtown and opening the suites to an abundance of natural light.

Each ground floor retail space has a dedicated entrance and new storefront windows.

Parking for tenants and customers is available in the Broadway-Kerr Parking Garage via a 3 minute walk.

LOCATION DESCRIPTION

Located at the corner of Dean A McGee and Broadway, The Pioneer Building is walkable to the Central Business District, Deep Deuce and Automobile Alley. The street car stop at NW 4th and Broadway provides easy access to Midtown and Bricktown as well.

I-235 and I-40 exits nearby ensures that employees and customers can visit the building efficiently when arriving from all directions.

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Office Space Available



LEASE TYPE | MG

TOTAL SPACE | 2,058 - 6,085 SF

LEASE TERM | 60 months

LEASE RATE | \$24.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Pioneer Bldg 2nd Floor	Available	5,826 SF	Modified Gross	\$24.00 SF/yr
Pioneer Bldg 4th Floor	Available	5,954 SF	Modified Gross	\$24.00 SF/yr
Pioneer Bldg 5th Floor	Available	5,975 SF	Modified Gross	\$24.00 SF/yr
Pioneer Bldg 6th Floor	Available	6,085 SF	Modified Gross	\$24.00 SF/yr
Pioneer Bldg 7th Floor	Available	6,059 SF	Modified Gross	\$24.00 SF/yr

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Retail Space Available

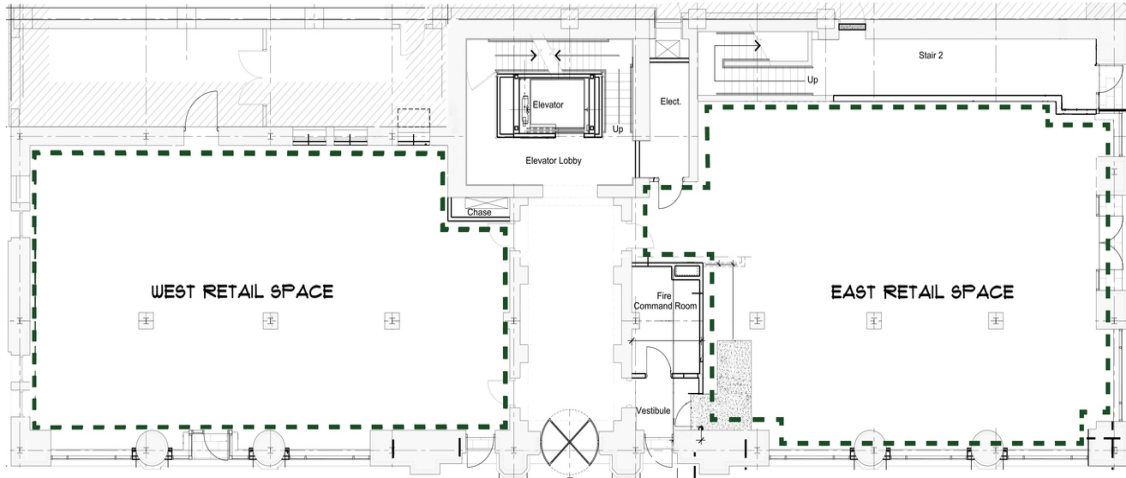


LEASE TYPE | MG

TOTAL SPACE | 5,800 SF

LEASE TERM | 60 months

LEASE RATE | \$24.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Pioneer Bldg West Retail Space	Available	2,058 SF	Modified Gross	\$24.00 SF/yr
Pioneer Bldg East Retail Space	Available	2,213 SF	Modified Gross	\$24.00 SF/yr

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Additional Photos



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Additional Photos



West Retail Space



East Retail Space

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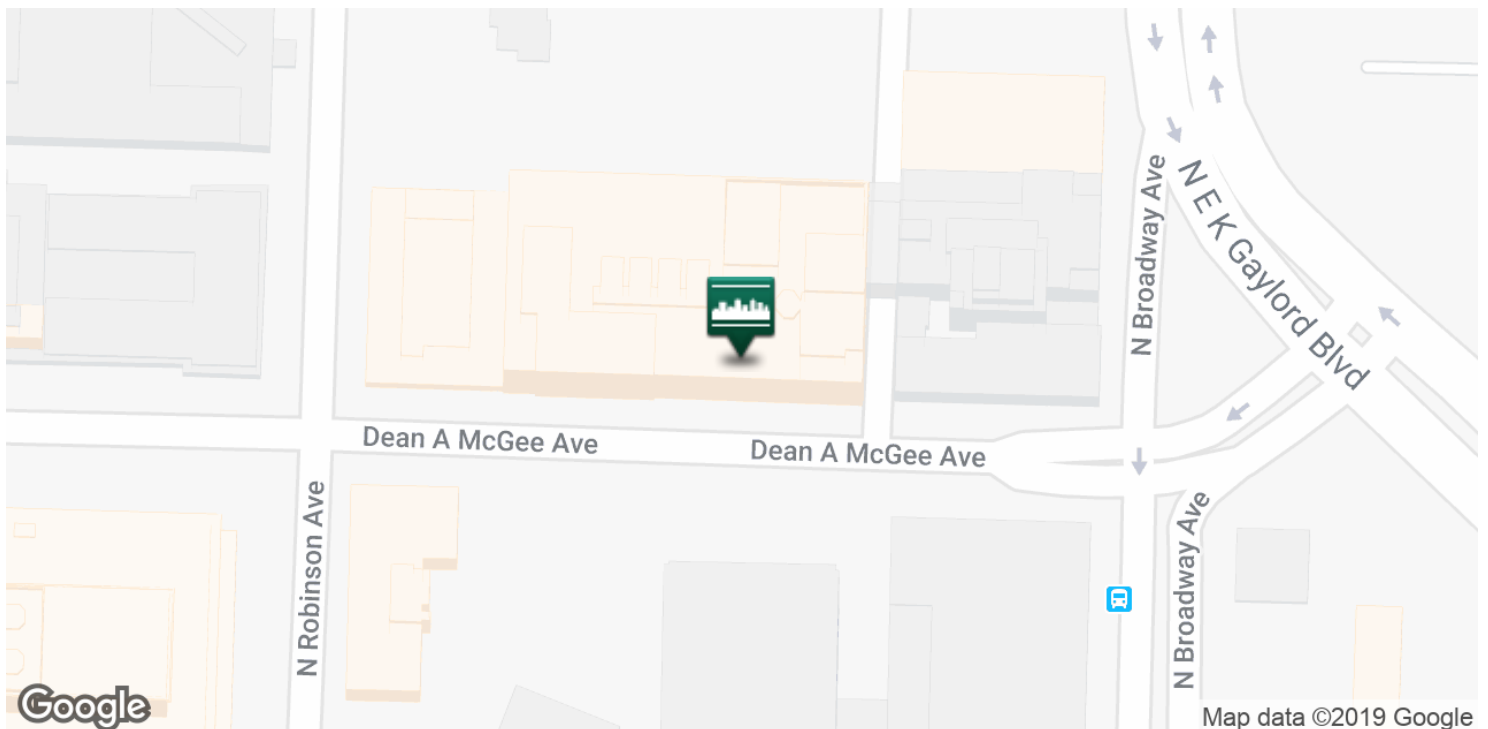
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Location Maps



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