



The Gold Dome

1112 NORTHWEST 23RD STREET, OKLAHOMA CITY, OK 73106



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FOR SALE

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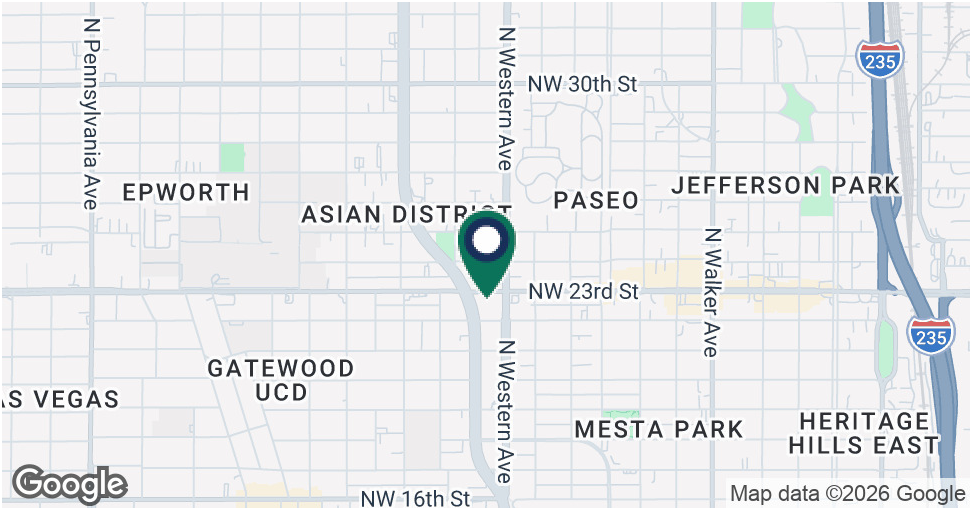
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PROPERTY DESCRIPTION

The Gold Dome is one of the most recognizable buildings in Oklahoma City - the world's fifth geodesic dome and the first ever built as a bank - commanding the entire block at NW 23rd and Classen on Historic Route 66. On 2.43 acres with roughly 109 on-site parking spaces and ±33,535 square feet across three levels, it offers an irreplaceable identity, a dramatic column-free rotunda, and a level of buyer-ready diligence rarely seen on a landmark asset.

The property is listed on the National Register of Historic Places and already carries a completed, NPS-certified historic rehabilitation - meaning a new owner can pursue a fresh 20% federal Historic Tax Credit alongside Oklahoma's state credit. Add the City of Oklahoma City's 2025 approval of a redevelopment backed by \$2 million in Tax Increment Financing, and the Gold Dome arrives with a capital-stack advantage ordinary real estate simply cannot offer. Flexible C 3 zoning and a documented multi-use approval open the door to office, retail, cultural, hospitality, entertainment, and dining concepts.

OFFERING SUMMARY

Sale Price:	\$2,000,000
Lot Size:	2.43 Acres
Building Size:	33,535 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	525	2,121	7,658
Total Population	1,008	4,044	16,193
Average HH Income	\$90,224	\$94,953	\$100,446

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CONSTRUCTION DESCRIPTION

The Gold Dome is a self-supporting geodesic structure built in 1958, clad in 625 gold-anodized aluminum panels spanning a 145-foot Kaiser Aluminum frame that rises roughly 70 feet with no interior columns. Primary construction is concrete and brick with the aluminum dome enclosure, and two concrete bents bisect and carry the plan. The building is fully sprinklered and retains an original below-grade bank vault. Designed by Robert B. Roloff (Bailey, Bozalis, Dickinson & Roloff and built by Secor Construction, it is a certified historic structure on the National Register.

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EXTERIOR DESCRIPTION

Rising 145 feet at the hard corner of NW 23rd and Classen, the Gold Dome is one of Oklahoma City's most recognizable landmarks — a gold-anodized geodesic dome sheathed in 625 aluminum panels that catch and hold the light along Historic Route 66. Completed in 1958 as the world's first geodesic-dome bank, and only the fifth geodesic dome ever built, the self-supporting Kaiser Aluminum structure climbs roughly 70 feet above a low, mid-century base of silver metal cladding and a weathered copper band. The building commands its entire 2.43-acre city block, wrapped by approximately 109 surface parking spaces at a signalized intersection carrying ±38,000 vehicles per day. Listed on the National Register of Historic Places, its sculptural golden form is irreplaceable at today's cost of construction — a true trophy signature on the Uptown 23rd skyline.

INTERIOR DESCRIPTION

Behind the golden shell, roughly 33,535 square feet unfold across three levels, organized around a dramatic two-story banking rotunda that opens to the faceted, coffered underside of the dome. The main level — about 17,500 square feet — retains its original terrazzo floors and sweeping teller line, with two concrete bents bisecting the plan and framing the great central room. A perimeter mezzanine of roughly 11,465 square feet rings the rotunda, opening to the space below behind a distinctive circle-motif railing that lends itself to private offices or an elevated overlook. The lower level, near 4,400 square feet, houses the original bank vault alongside back-of-house, storage and mechanical space. Open, light-filled and architecturally singular, the rotunda is a rare and flexible stage — a blank canvas for destination dining, hospitality, cultural, event or creative-office reuse.

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PROPERTY HIGHLIGHTS

- 145-ft gold geodesic dome — world's first dome bank
- ±33,535 SF on three levels
- 2.43-acre full city block
- Hard corner: NW 23rd & Classen
- Historic Route 66 frontage
- ±38,000 VPD
- ±109 surface parking
- National Register listed (2003)
- Certified 20% federal HTC rehab
- Fresh federal + state HTC eligible
- \$2M TIF committed
- City-approved ~\$10M revival concept
- Two-story banking rotunda
- Coffered gold dome ceiling
- Original terrazzo & teller line
- Circle-motif mezzanine overlook
- Original bank vault
- Concrete · brick · aluminum
- Built 1958 · architect Robert B. Roloff
- C 3 + Uptown 23rd overlay
- Uptown 23rd BID district
- Flexible reuse: dining · events · office · cultural

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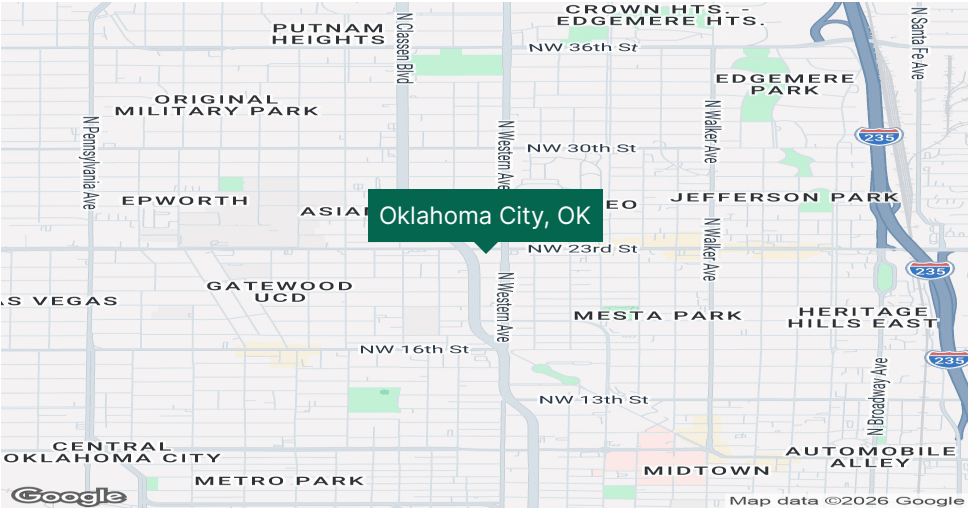


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LOCATION DESCRIPTION

Discover the dynamic intersection of NW 23rd Street and Classen Blvd, where the property stands as an iconic Route 66 landmark. This unique location bridges the vibrant Uptown 23rd District and the culturally rich Asian District, offering an exciting blend of diverse experiences. Nearby points of interest include the historic Tower Theatre, renowned for its live music and entertainment events, as well as the authentic dining experiences of the Asian District. With its prime position at this bustling crossroads, the property presents a compelling opportunity for office building investors seeking a distinctive and well-connected location in the heart of Oklahoma City's vibrant culture.

LOCATION DETAILS

Market	Oklahoma City
Sub Market	Uptown District
County	Oklahoma
Cross Streets	NW 23rd St & Classen Blvd
Township	12N
Range	3 West
Section	NE Quarter
Street Parking	Yes Southeast Side of Street
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-235 & I-40
Nearest Airport	Will Rogers International Airport

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Exterior Elevation

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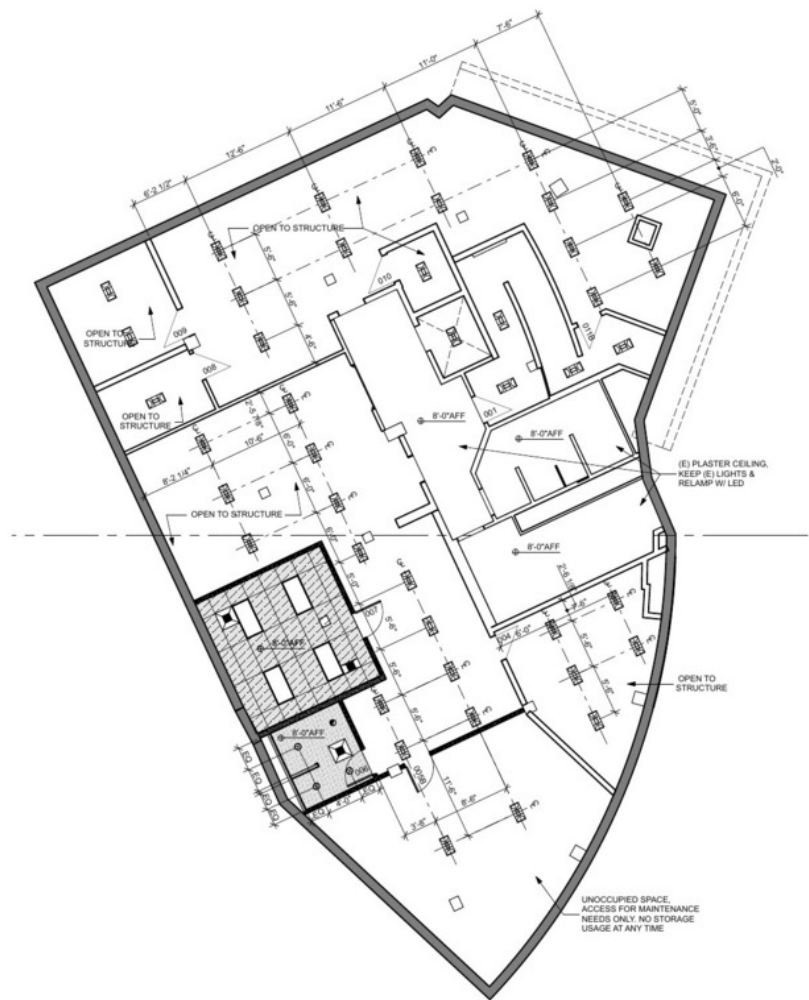


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Basement Level

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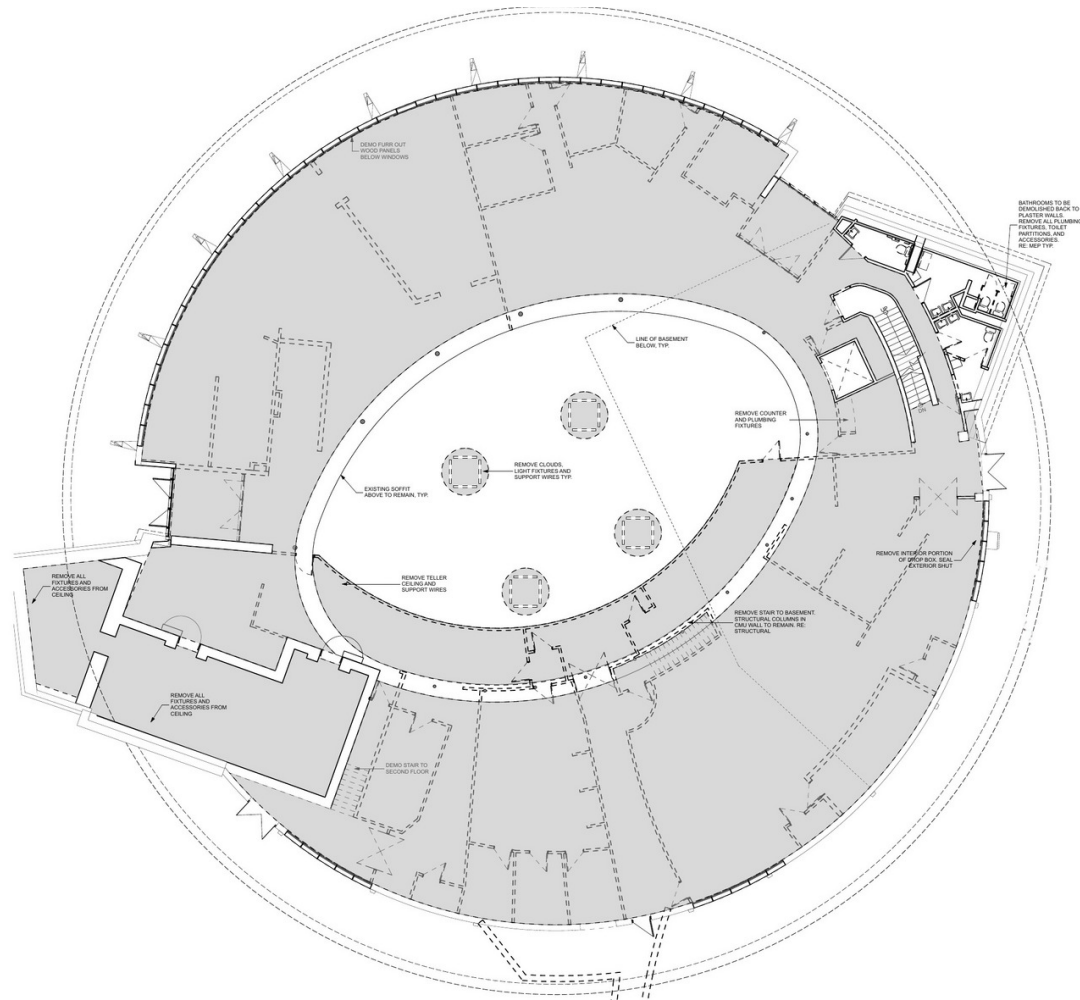


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Main Floor

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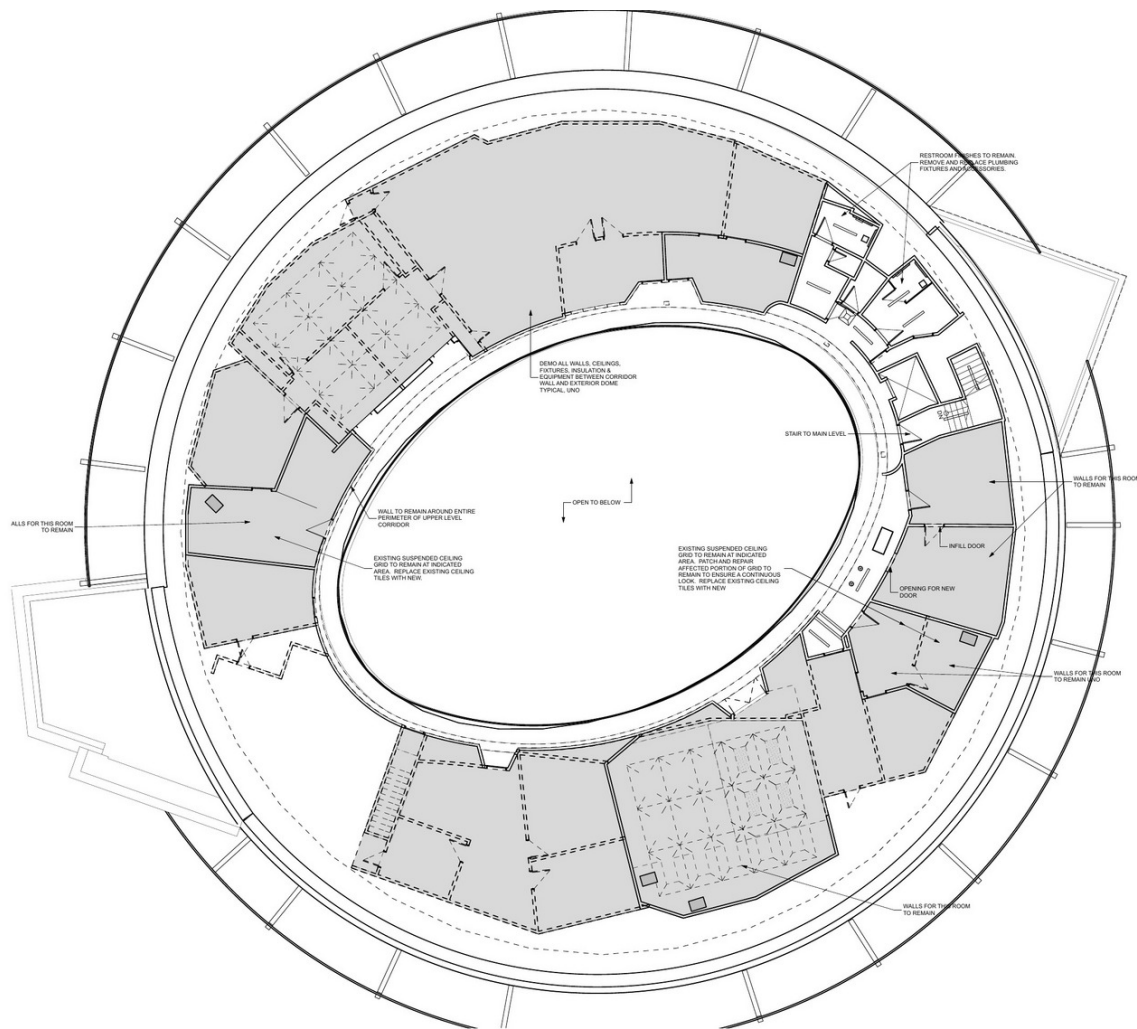
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Second Floor

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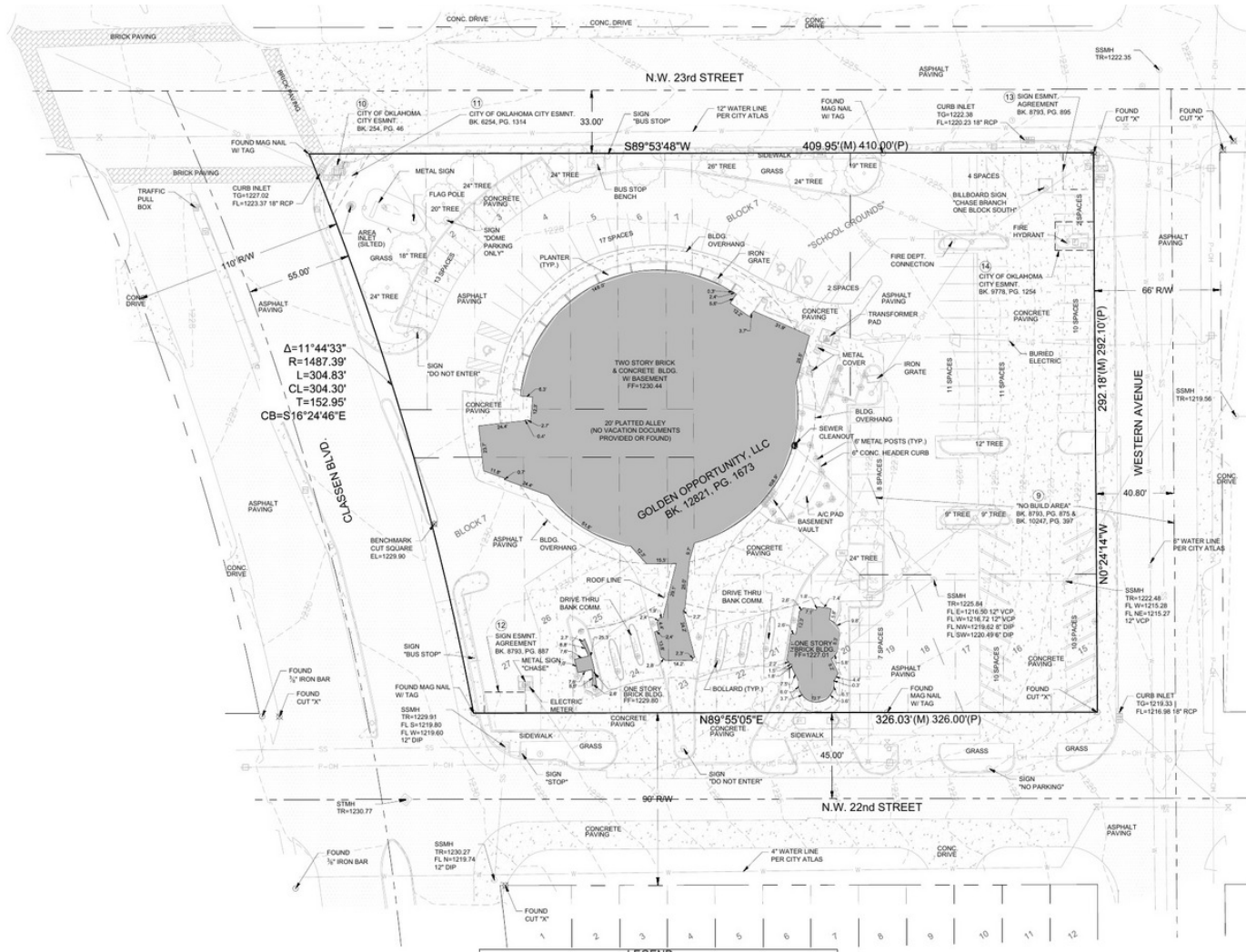
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Site Survey

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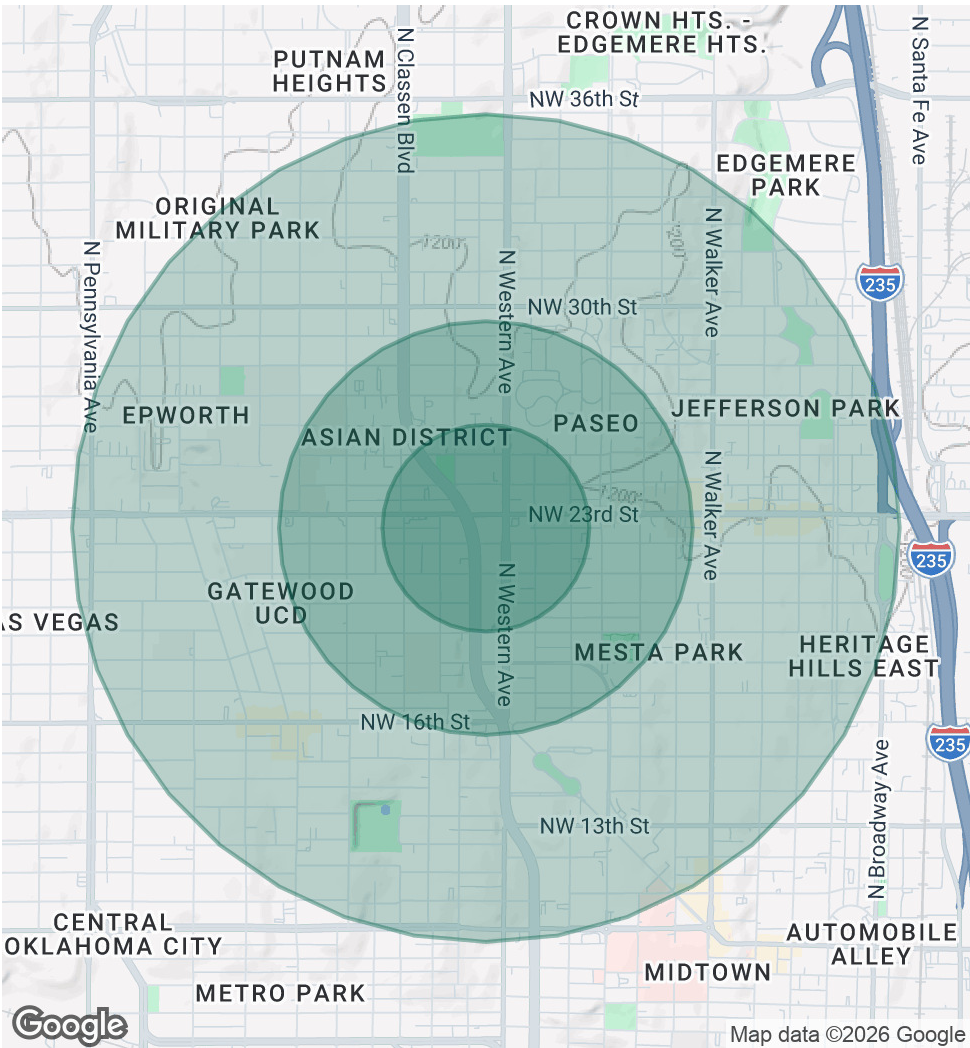
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,008	4,044	16,193
Average Age	32.6	34.1	32.7
Average Age (Male)	35.3	35.7	33.3
Average Age (Female)	31.2	32.9	32.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	525	2,121	7,658
# of Persons per HH	1.9	1.9	2.1
Average HH Income	\$90,224	\$94,953	\$100,446
Average House Value	\$378,632	\$365,987	\$372,256

2023 American Community Survey (ACS)



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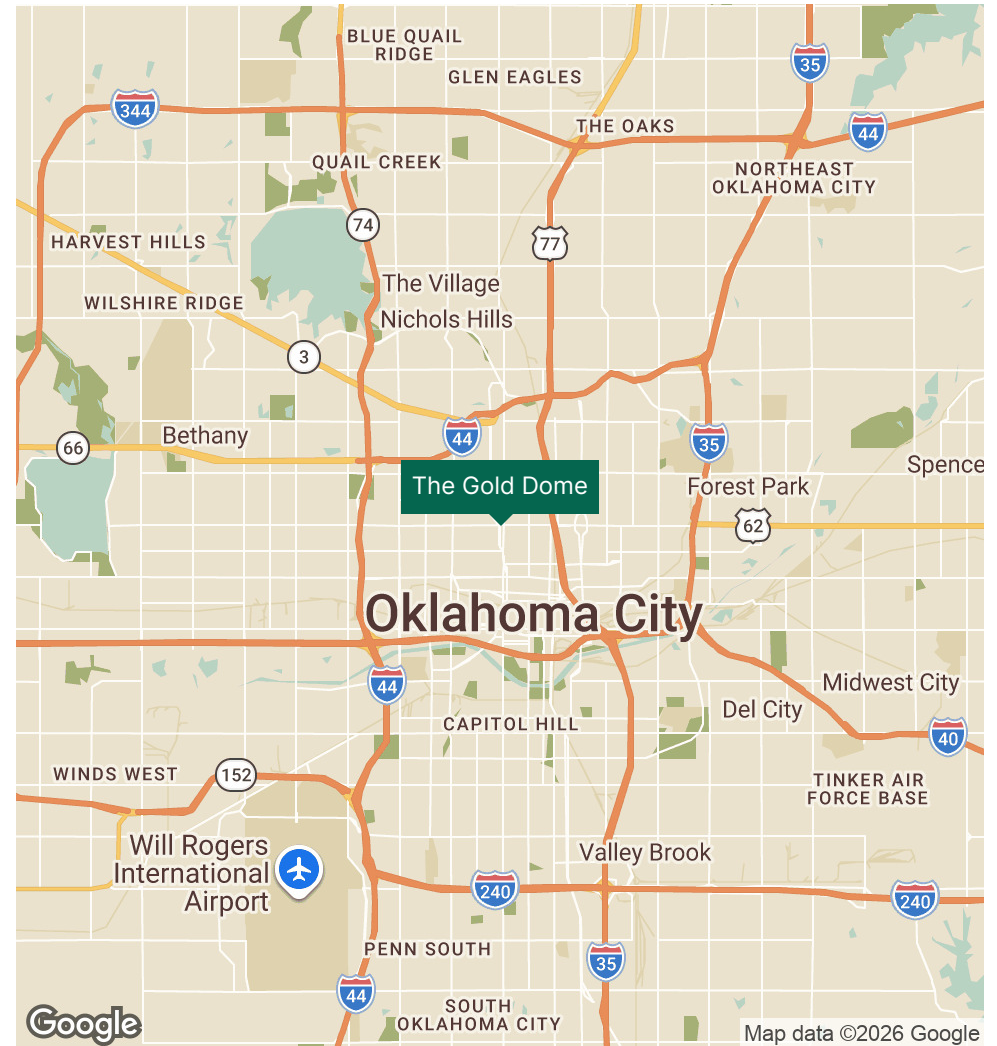
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Sale Price	\$2,000,000
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LOCATION INFORMATION

Building Name	The Gold Dome
Street Address	1112 Northwest 23rd Street
City, State, Zip	Oklahoma City, OK 73106
County	Oklahoma
Market	Oklahoma City
Sub-market	Uptown District
Cross-Streets	NW 23rd St & Classen Blvd
Township	12 North
Range	3 West
Section	NE Quarter
Side of the Street	Southeast
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-235 & I-40
Nearest Airport	Will Rogers International Airport

PROPERTY INFORMATION

Property Type	Retail Office
Zoning	C-3 (Community Commercial), UD (Urban Design), TT (23rd St Uptown District Overlay)
Lot Size	2.43 Acres

BUILDING INFORMATION

Building Size	33,535 SF
Ceiling Height	70 ft
Number of Floors	3
Year Built	1958
Gross Leasable Area	33,535 SF
Construction Status	Existing
Free Standing	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	109

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