

101
N BROADWAY

PRICE
EDWARDS
AND COMPANY



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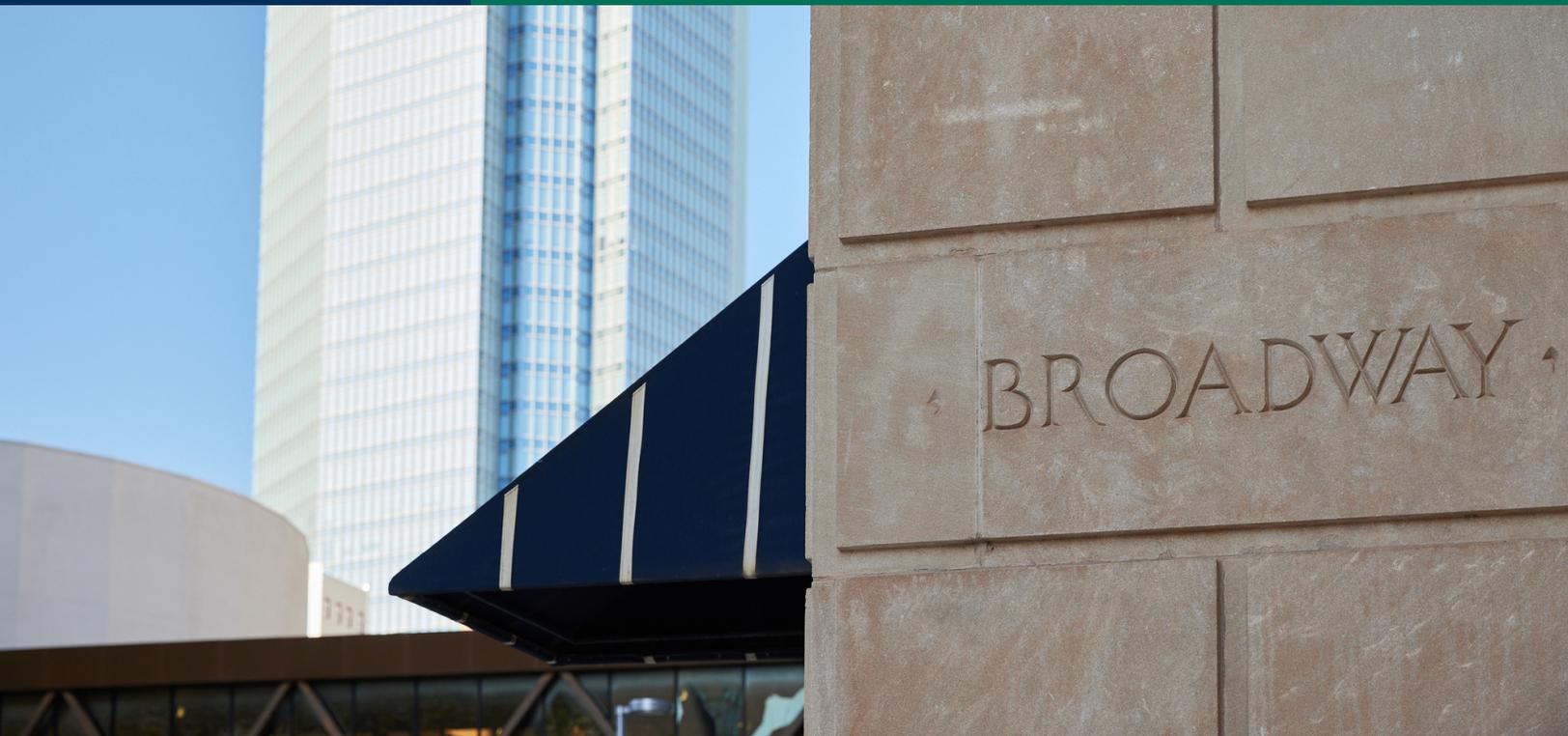
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Section 1

EXECUTIVE SUMMARY

**PRICE
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AND COMPANY



EXECUTIVE SUMMARY

Price Edwards and Company has been retained as the exclusive advisor to sell 101 N. Broadway in Oklahoma City. The Property is located in the heart of the city's Central Business District (CBD).

OFFERING SUMMARY

101 N. Broadway is an historic component of the Oklahoma City skyline. In its current configuration, the project encompasses approximately 100,000 square feet of office and lower-level retail space, although its future holds a number of possibilities and opportunities for adaptive reuse. Constructed in 1921 as the Tradesmen's National Bank Building, the building was the first air-conditioned building in Oklahoma City and its construction was considered "fireproof". Over the years the building served many tenants. The building was purchased by BancFirst in 1994 and served as its headquarters until 2021 when the bank completed its relocation across the street to 100 N. Broadway to satisfy continued growth needs. The building itself is beautiful and iconic. In a city that that overzealously pursued urban renewal in the mid- 20th century, 101 N. Broadway stands as one of the few survivors to a glorious period of Oklahoma City's history. It sits at the intersection of Broadway Avenue and Main Street which is a preeminent location and is positioned to take advantage of Oklahoma City's current downtown resurgence. The city of Oklahoma City needs the 101 N. Broadway to be a viable and integral part of the fabric of downtown and the time is right for the rebirth of this historic property.

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City Center

101 N Broadway Avenue, Oklahoma City, OK 73102



THE OPPORTUNITY

101 N. Broadway offers investors the opportunity to purchase a significant building in Oklahoma City's history at a substantial discount to replacement. The existing zoning allows for a myriad of possibilities, including, office, retail, hotel, residential, or any combination thereof. The building was listed on the National Register of Historic Places in 1980 making certain tax credits available should a purchaser choose to pursue them. Furthermore, Tax Increment Financing ("TIF") is available through Increment District #2 - Downtown MAPS. The property's location also makes it eligible for new market tax credits.

Oklahoma City has been a highly recognized success story over the past 30 years. No longer a dusty afterthought as a flyover city in the heart of the country; the city is flourishing, and 101 N. Broadway is in a prime position to become an integral part of that success. Few properties in this town hold as much significance to the community as 101 N. Broadway. Built in the Sullivanesque style of the early 20th century, the building is an architectural masterpiece. The building, location, and position in the community combine to create an unparalleled redevelopment opportunity.

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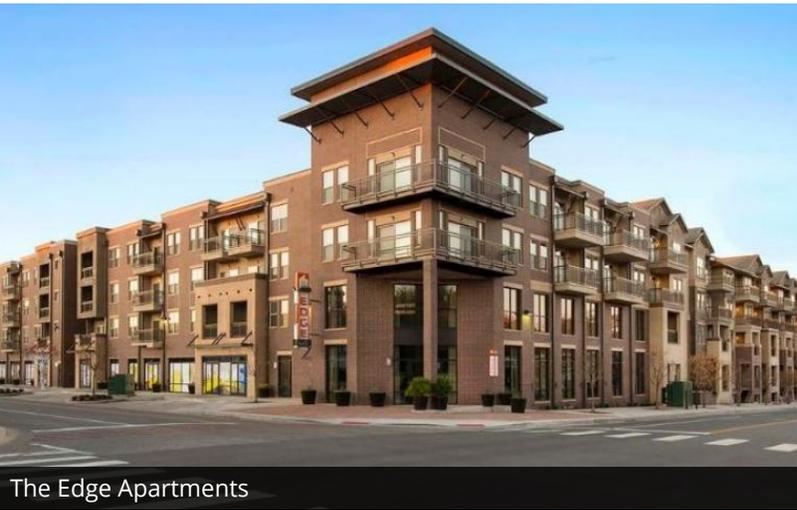
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Century Center

OFFICE

Although the Central Business District experienced positive absorption of 52,000 square feet in 2020 and another 44,000 SF in the first half of 2021 despite the international pandemic. The Central Business District is currently 20.8% vacant compared to 21.1% vacant a year ago. Average rental rates downtown have held steady over the past year at \$22.46 per square foot. Largely on the back of the purchase of the nearly one-half million square foot former Sandridge Center by the State of Oklahoma and the subsequent occupancy by various agencies, the Class A vacancy rate in the CBD fell from 21.4% to 15.5% in the past year. Those gains were largely offset though by increased vacancies in Class B and C buildings.



The Edge Apartments

RESIDENTIAL

Downtown Oklahoma City has seen tremendous growth in its residential market over the past several years, adding 1,334 units in the past 5 years. However, most of those units have been on the fringe of downtown in low-rise complexes. Very few high-rise units exist or are on the drawing board and surveys show there is a clear demand for high-rise rental units. Downtown currently has 4,066 apartment units, with another 190 currently under construction. The occupancy rate at the end of 2020 was 92%. Three new projects are planned to add another 819 units in the next two years.



The Skirvin Hotel

HOTEL

The local hotel industry has blossomed in recent years along with the resurgence of downtown. As in all cities, this sector has been hard hit by the COVID-19 pandemic. As indicated on the attached chart almost 3,500 new rooms have been added since 2000. Despite such a surge in inventory demand had kept pace with average occupancy rates typically between 70% and 75% pre-pandemic. Year-to-date occupancy for 2021 has dropped to 52%.

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Downtown Oklahoma City Hotels

Name of Establishment	Open Date	Rooms
Sheraton Oklahoma City Downtown Hotel	1976	396
Wyndham Grand Oklahoma City	2000	311
Courtyard Oklahoma City Downtown	2004	225
Hilton Oklahoma City Skirvin*	2005	225
Colcord Hotel	2006	108
Residence Inn Oklahoma City Downtown Bricktown	2007	151
Hampton Inn Suites Oklahoma City Bricktown	2009	200
Autograph Collection Ambassador Hotel Oklahoma City	2014	54
aloft Hotel Oklahoma City Downtown Bricktown	2014	134
Hilton Garden Inn Oklahoma City Bricktown	2014	155
Homewood Suites Oklahoma City Bricktown	2014	100
Embassy Suites Oklahoma City Downtown Medical Center	2015	195
Holiday Inn Express and Suites Downtown Bricktown	2015	124
21c Museum Hotel	2016	135
Staybridge Suites	2017	138
Springhill Suites by Marriott	2017	124
Hyatt Place OKC/Bricktown	2018	134
AC Hotel by Marriott	2018	142
Fairfield Inn and Suites	2020	133
Omni Oklahoma City	2021	605
Marriott Renaissance	2021	182
Total Properties:	21	3971

*The Skirvin was redeveloped as a public/private partnership beginning in 2005 using a combination of various incentives including TIF, new market tax credits, historic tax credits and Empowerment Zone credits. In total, the incentives made up over 40% of the total cost.

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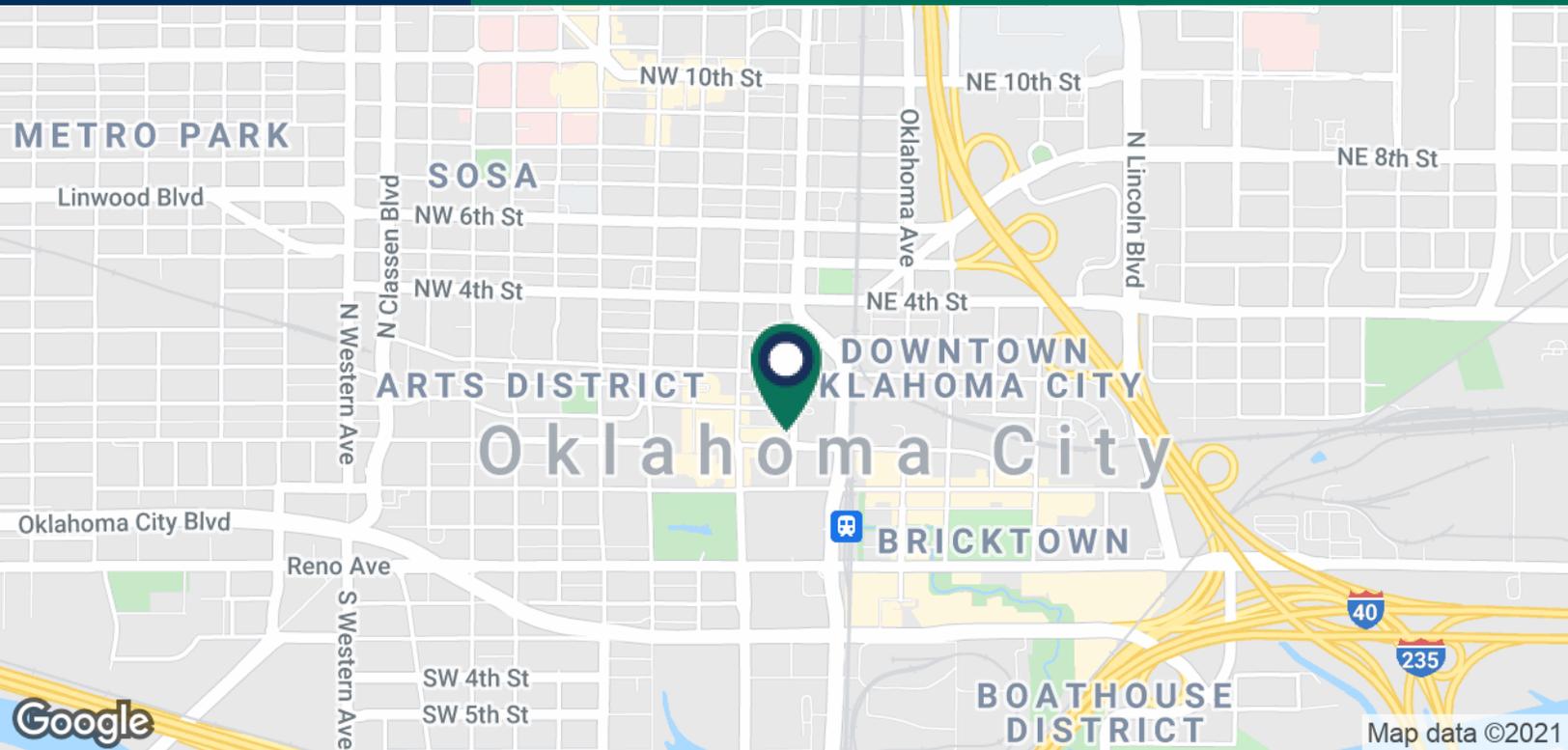
Section 2

LOCATION

MAIN

BROADWAY

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LOCATION OVERVIEW

As the seat of state government, Oklahoma City is home to over 30,000 state government employees, with the Capitol Building located just two miles north of the Property. First National Center also enjoys nearby access to Interstate 35 (the NAFTA Superhighway) and Interstate 40, the primary east-west freeway through Oklahoma City. Furthermore, the property enjoys on-site access to downtown's highly utilized pedestrian tunnel system, known as The Underground.

Specifically, the Property is located at:

- 101 N. Broadway in downtown Oklahoma City
- The northwest corner of the intersection of Main Street and Broadway (effectively the corner of Main and Main)
- Four blocks south of the Federal Courthouse and two blocks east of the County Courthouse
- Four blocks north of the Oklahoma City Convention Center
- Three blocks north of Paycom Arena
- Two blocks from the Myriad Gardens
- Four blocks north of the new 70-acre Core to shore Central Park
- Five blocks from the Oklahoma City Memorial
- Less than one mile from the University of Oklahoma Medical Complex and Research Center
- Less than one mile north of Interstate 40, the primary east-west freeway in Oklahoma City
- Approximately ½ mile from I-235, which connects to I-35, the major north-south thoroughfare through the center of the country

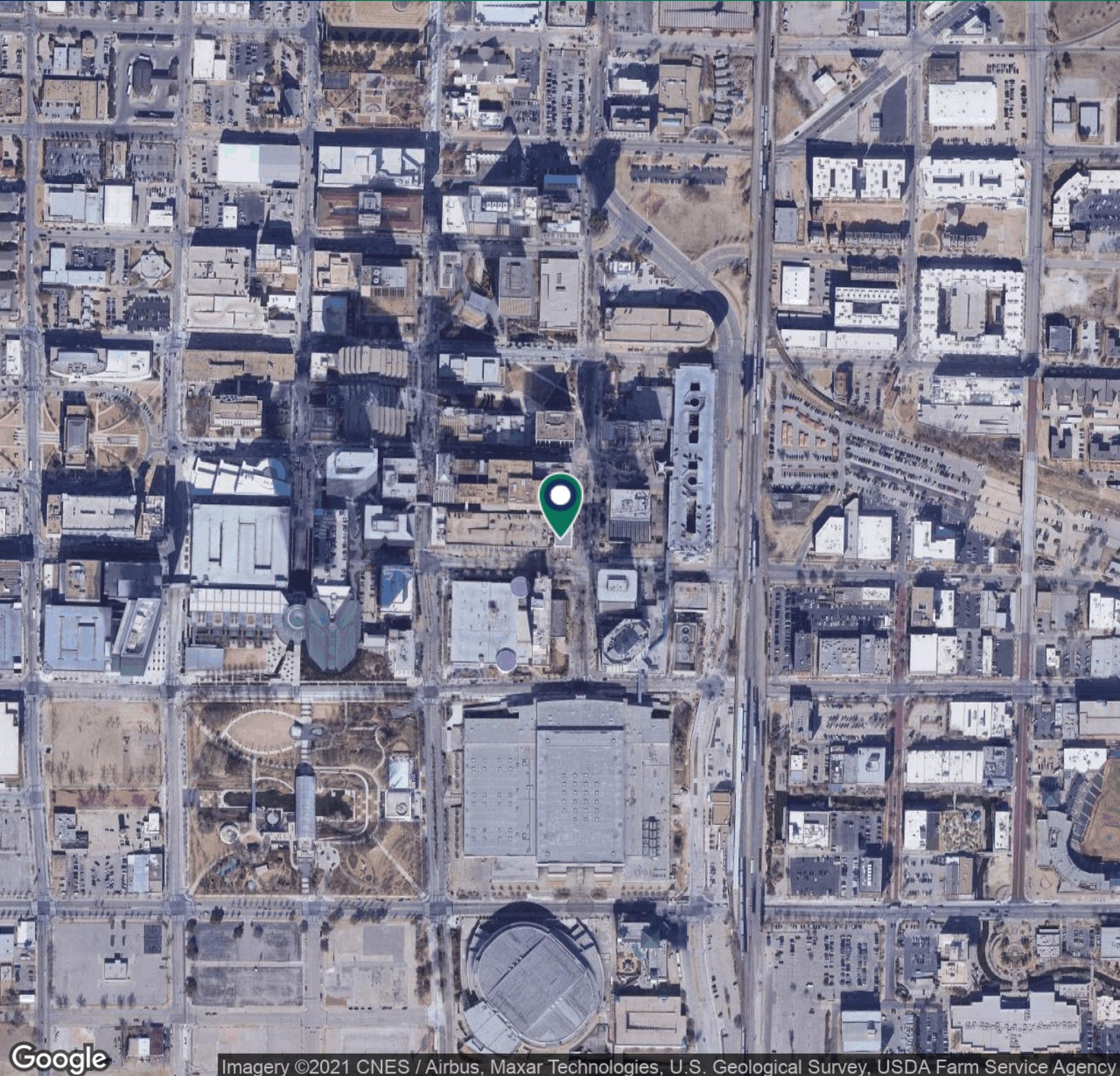
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Google

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CITY CENTER BUILDING

THIS BUILDING AND ITS PREDECESSORS HAVE SERVED OKLAHOMA CITY OVER THE YEARS AS A COMMUNICATIONS CENTER, A FINANCIAL CENTER, AND IN NUMEROUS OTHER CAPACITIES. THE CITY'S FIRST MAJOR POST OFFICE BUILDING WAS CONSTRUCTED ON THIS LOCATION BEGINNING IN 1899. LATER, A THREE STORY BUILDING WAS CONSTRUCTED WHICH SERVED AT VARIOUS TIMES AS WARD II ELEMENTARY SCHOOL, AS A MASONIC MEETING HALL, AND AS THE HOME OF CITIZENS INDEPENDENT TELEPHONE COMPANY, A FORERUNNER OF SOUTHWESTERN BELL. IN 1921 THE TRADESMEN'S NATIONAL BANK BUILDING—TO THE LEFT OF THIS PLAQUE— WAS ERECTED. THIS ELEGANT "FIREPROOF" STRUCTURE WAS THE FIRST AIR-CONDITIONED BUILDING IN THE CITY. THE TRADESMEN'S BANK MERGED INTO THE FIRST NATIONAL BANK AND THE BUILDING BECAME THE HOME OF THE CITY NATIONAL BANK IN 1949. REMODELED AND ENLARGED, THE BUILDING WAS REOPENED AS THE CITY CENTER BUILDING IN JANUARY, 1977.

OKLAHOMA HERITAGE ASSOCIATION, 1977



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Section 3

PROPERTY DESCRIPTION

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Physical Description

Building Name:	City Center	
Address:	101 North Broadway Avenue Oklahoma City, Oklahoma 73102	
Net Rentable Area:	106,053 SF	
Number of Floors:	Ten (10) plus lower-level retail	
Year Completed:	South Section – 1921 North Section – 1976	
Land Area:	11,901 SF	
Legal Description:	OKLA CITY ORIGINAL 022 000 ALL LOTS 1 2 & 3 PT LOT 4 BEG SE/C SD LOT 4 TH N ALONG E LINE SD LOT 92.21FT W1FT SLY 92.1FT TO S LINE SD LOT 1.25FT W SE/C SD LOT E1.25FT TO BEG PLUS PT W MAIN ST & N BROADWAY AVE BEG SW/C LOT 3 TH S.85FT E85.91FT N92.59FT W.89FT S91.7FT W85FT TO BEG	
Zoning:	DBD (Downtown Business District)	
Design and Construction:	<u>Original South Section</u>	
	Architect:	Unknown
	General Contractor:	Reinhart & Donovan Co.
	<u>North Section</u>	
	Architect:	Howard & Porch
	General Contractor:	Spaulding & Slye
Frame:	Structural steel frame	
Exterior Walls:	Floors 1 & 2:	Rusticated limestone
	Floors 3 – 9:	Flat flush limestone
	Floor 10:	Sunburst and floral motifs under projecting cave with ornate exposed beams

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City Center

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Vertical Clearances:

Floor 1: Varies with heights up to 12'9"

Typical Floor: 8' to ceiling & 10'6" to deck

10th Floor: 10' to ceiling & 13'6" to deck

Elevators:

The building is equipped with two, 2,000-pound and one, 2,500-pound, Otis, traction elevators.

HVAC Systems:

The building is equipped with two air handler units (AHU). The first AHU is located in the lower level of the building and serves the first two floors. The second AHU is located on the third floor and serves remaining floors. Cool water is provided through a chiller located on the lower level of the building. Air is distributed through fan coil units throughout the building outfitted with electric strips for heat.

Electrical Systems:

Oklahoma Gas & Electric feeds main switchgear rated at 3,000-amps, 480/277-volts, 3-phase, 4-wire.

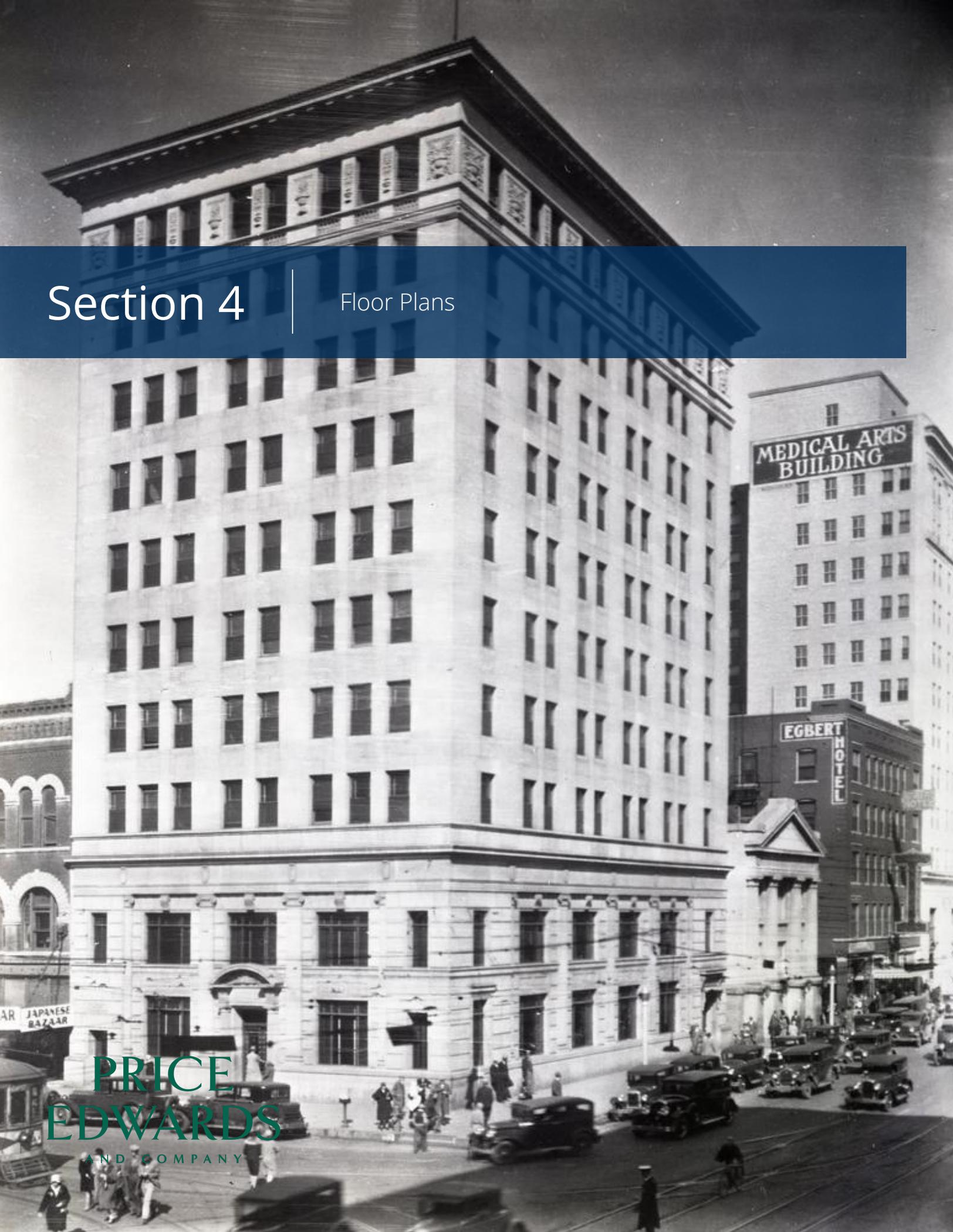
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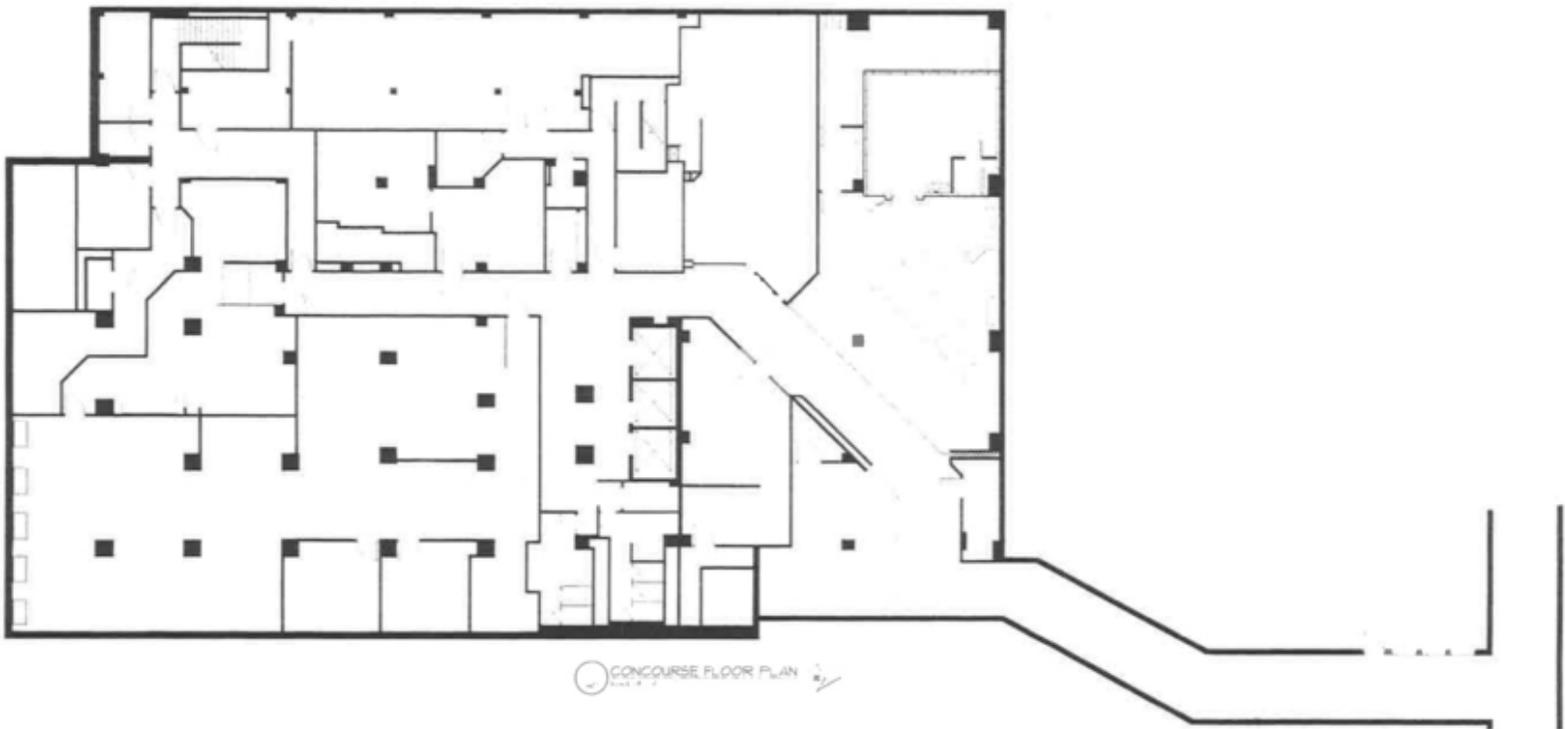
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Section 4

Floor Plans



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Concourse

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FIRST FLOOR PLAN

Floor 1

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SECOND FLOOR PLAN

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THIRD FLOOR
PLAN

Floor 3

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 **FOURTH FLOOR**
4,417 S.F.

City Center

101 N Broadway Avenue, Oklahoma City, OK 73102



Floor 5

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City Center

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Floor 10

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PROPERTY TOURS

Property tours are by appointment only and should be arranged through Craig Tucker, Tre Dupuy, or Ian Self with Price Edwards and Company. Property tours will be conducted by Price Edwards and Company.

Inquiries for a tour should be directed to:

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Section 5

OKLAHOMA CITY

PRICE
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OKLAHOMA CITY REGIONAL ANALYSIS

Oklahoma City is the capital of Oklahoma and the most populous city in the state with an MSA population of approximately 1.4 million, making it the 41st largest in the country. Once known for energy exploration and as a huge government center, as the seat of county and state government and home to Tinker Air Force Base, the city has diversified into biotechnology, information technology, health services, aviation and higher education. The city has grown and diversified to become:

- The city ranks as the 22nd largest in the country, rising 9 places in just the past 10 years.
- The beneficiary of a massive redevelopment initiative known as the Metropolitan Area Projects. Since 1993, the four MAPS initiatives passed by voters will raise a total of almost \$3 billion to fund various public projects including a new arena, convention center, performing arts center, library, senior centers, a revitalized riverfront and numerous public school improvements.
- The beneficiary of another \$7 billion in private investments due to the city's own investment in itself.
- The transportation hub of the region with the recently expanded Will Rogers World Airport and four interstate highways serving the area.
- An entertainment, sports, educational and cultural center providing its citizens and visitors an extremely high quality of life.

Transportation

Oklahoma City is an integral junction on the U.S. Interstate Network. Interstates 35, 40 and 44 bisect the city with Interstate 240 connecting I-40 to I-44 in the southern part of the city. Two major roads providing direct access to Quail Springs Parkway Plaza are the Lake Hefner Parkway (SH-74) which runs through northwest Oklahoma City and south to Will Rogers World Airport, and the John Kilpatrick Turnpike which makes a loop around North and West Oklahoma City. The turnpike runs on an east-west access immediately south of the project and roughly parallels Memorial Road providing Quail Springs with unmatched accessibility to upper and middle management neighborhoods.

Oklahoma City is served by two primary airports, Will Rogers World Airport and the much smaller Wiley Post Airport which serves and the city's general aviation hub. Will Rogers is served by the following airlines: Alaska Airlines, Allegiant Air, American Airlines, American Eagle, Delta Air Lines, delta Connection, Frontier Airlines, United Airlines and United Express.

Amtrak provides daily rail service to Fort Worth and the nation's rail network via the Heartland Express.

Employment

After seeing unemployment spike to 13.5% at the beginning of the COVID-19 pandemic, the most recent data shows unemployment to be 2.6%, the lowest of any major city in the country, a strong testament to the city's diversification and economic resilience. Oklahoma City also enjoys a low cost of living index, currently standing at 88.8. As recently as 2010, Forbes magazine named Oklahoma City the most affordable city in the U.S.

- Oklahoma City employs more than 43,000 people, or 6.5% of the total workforce in the aerospace industry. Behind the State of Oklahoma, the second largest employer in the Oklahoma City metropolitan area is Tinker Air Force Base. Just ten miles from downtown Oklahoma City, Tinker employs 24,000. The base is the premier maintenance and repair facility within the Department of Defense and is one of only three depot repair centers in the Air Force Materiel Command, which positions it well for survival from any future base realignment or closure efforts. The overall economic impact of Tinker Air Force Base to the Oklahoma City MSA is \$3.6 billion annually.
- In the past several years Boeing has expanded its work force to 3,200 at its facilities near Tinker.
- Oklahoma City is a center for the energy industry with several market leaders such as Devon Energy, Chesapeake Energy, Continental Resources and Ascent Resources.
- The Oklahoma City MSA is also home to twenty institutions of higher learning, the most prominent of which is the University of Oklahoma, with a combined enrollment of approximately 30,500. The university is located less than 30 minutes from downtown Oklahoma City.
- Less than a mile to the northeast of downtown Oklahoma City is the University of Oklahoma Medical Center, which employs 7,500 and the University of Oklahoma Research Park. The research park is a 6-building campus comprising approximately 700,000 square feet of biotech research labs and offices.
- Just a few blocks northwest of downtown is the Saint Anthony's Medical Center that employs over 3,000 statewide, with approximately 80% of those employees located at the main campus at Northwest 10th and Lee Street.
- Less than two miles from the CBD is the State Capitol Complex. As the seat of state government, Oklahoma City is the home to over 45,000 state government employees. As the largest city in the state, Oklahoma City is also the natural choice for many federal agency offices. In total, the government sector accounts for 19% of the city's total employment.

Oklahoma City's Largest Employers

Company Name	Sector	Employees
State of Oklahoma	Government	47,300
Tinker Air Force Base	Military	24,000
University of Oklahoma – Norman	Higher Education	12,700
INTEGRIS Health *	Health Care	9,000
University of Oklahoma Health Sciences	Higher Education	7,500
FAA Mike Monroney Aeronautical Center	Aerospace	7,000
Hobby Lobby Stores Inc *	Wholesale and Retail	6,500
Mercy Hospital *	Health Care	5,500
Amazon	Transportation	5,000
City of Oklahoma City	Government	4,800
The Boeing Company	Aerospace	3,600
OGE Energy Corp *	Utility	3,400
OU Medical Center	Health Care	3,400
SSM Health Care of Oklahoma, Inc. *	Health Care	3,000
University of Central Oklahoma	Higher Education	3,000
Paycom *	Technology	3,000
Norman Regional Hospital	Health Care	2,950
AT&T	Telecommunications	2,700
Devon Energy Corp *	Oil and Gas	2,500
Midfirst Bank *	Finance	2,500
Sonic Corp *	Wholesale and Retail	2,460
Dell	Sales and Business Svcs.	2,300
Oklahoma City Community College	Higher Education	2,100
UPS	Transportation	1,800
Hertz Corporation	Rental Services	1,700
BancFirst *	Finance	1,700
Chesapeake Energy Corp *	Oil and Gas	1,600
Enable Midstream *	Oil and Gas	1,600
Love's Travel Stops & Country Stores *	Wholesale and Retail	1,500
Cox Communications	Telecommunications	1,400
American Fidelity *	Finance/Insurance	1,400
Great Plains Coca-Cola Bottling Company	Beverage Distribution	1,300
Johnson Controls	Manufacturing	1,200
Farmers Insurance Group	Customer Service	1,100
Bank of Oklahoma	Finance	1,100
Continental Resources *	Oil and Gas	1,080
Dolese Bros. Co. *	Manufacturing	1,060
INTEGRIS-Deaconess Hospital *	Health Care	1,000
Rose State College	Higher Education	1,000

Last Updated: June, 2020

*Company headquarters

DEMOGRAPHICS

The Greater Oklahoma City region includes ten counties: Canadian, Cleveland, Grady, Kingfisher, Lincoln, Logan, McClain, Oklahoma, Payne, and Pottowatomie. The ten counties that make up Greater Oklahoma City encompass more than 1.4 million in population and a civilian labor force of over 700,000.

Oklahoma City MSA Demographics

Characteristic	Number	% Change
2020 Census	1,425,375	13.8%
2010 Census	1,252,987	14.38%
1990 Census	971,042	
2020 Median Age	35.6	
2020 Estimated Per Capita Income	\$32,577	
2020 Median Household Income	\$50,256	

Recent Oklahoma City Accolades

Oklahoma City ranks No. 13 for best run cities in America

August, 2021 - [WalletHub](#)

Among the 150 largest U.S. cities, Oklahoma City was ranked as the 13th best run city. WalletHub determined the operating efficiency of cities by comparing the quality of services residents receive against the city's per-capita budget.

OKC ranks among top cities for tech talent growth

July, 2021 - [CBRE](#)

A recent report by CBRE, showed OKC has had a 3% growth in tech talent over the past five years. This growth ranked 15th in the country.

Oklahoma City ranks No. 3 for overall housing affordability

May, 2021 - [Urban Land Institute](#)

Among U.S. metros with more than 1 million population, Oklahoma City ranked third for the lowest percentage of severely cost burdened middle-income households.

SmartAsset: OKC has the most affordable housing market in the U.S.

May, 2021 - [SmartAsset](#)

According to SmartAsset your housing budget simply stretches further in OKC. Oklahoma City homeowners and renters pay \$916/month and median annual housing costs are only 19.81% of Oklahoma City's median household income, which is the lowest percentage of income on housing costs in the study.

USA Today has named Oklahoma City as the best place in the country for public art

May, 2021 - [USA Today](#)

Oklahoma City is renowned for its rotating murals and sculptures. The city's public art scene has grown over time thanks to investment through the MAPS initiatives, the Downtown Oklahoma City Partnership and private support and the *USA Today* took notice.

Oklahoma City ranks No. 3 for lowest business costs

April, 2021 - [Moody's North American Business Cost Review](#)

The Moody's North American Business Cost Review analyzed 53 Metro areas over 1,000,000 people and ranked various costs associated with doing business. Oklahoma City was ranked as 3rd overall for the lowest cost of doing business, as well as 1st for lowest energy costs.

OKC makes recent '10 coolest cities with lowest cost of living' list

March, 2021 - [PureWow](#)

Unsurprisingly, our city's recognition continues to increase throughout the nation. With an 86.6 cost of living index combined with an array of attractions, culture, and entertainment, Oklahoma City made PureWow's recent top ten list of "coolest cities with the lowest cost of living" in the nation.

OKC rated No. 1 for lowest cost of living among large cities

March, 2021 - [C2ER](#)

Oklahoma City ranks No. 1 for Lowest Cost of Living among all reporting large cities over 500,000 population. The C2ER Annual Cost of Living Index for Oklahoma City in the most recent quarter of 2020 was 86.6.

Moody's, S&P affirm OKC's AAA bond rating

March, 2021 - [Moody's, S&P](#)

Moody's affirmed the city's Aaa rating and stable outlook in a March 11 report, and S&P affirmed its AAA rating and stable outlook in a March 15 report. The triple-A ratings are the highest awarded by each agency. It's the 11th year in a row OKC achieved the highest rating.

Oklahoma is one of the top states ready to accommodate the drone industry

February, 2021 - [George Mason University](#)

Oklahoma is one of the top states ready to accommodate the drone industry, according to an analysis by researchers at George Mason University. The study ranked Oklahoma No. 3.

State of Oklahoma ranks top 10 for lowest tax burden

February, 2021 - [U.S. Census Annual Survey of State and Local Government Finances](#)

Oklahoma ranks as the 7th-lowest tax burden state in the nation. Rankings are based upon total taxes as a percent of income. On average, Oklahomans pay 7.19% of their income on taxes or \$3,295 per person.

OKC named among 'underappreciated American cities you should totally move to'

February, 2021 - [Thrillist](#)

Thrillist's recent piece highlighted a number of cities that offer "comfort, culture, or verve" but "minus the wall-to-wall people, soul-sucking traffic jams, and wallet-draining cost of living."

Action! OKC ranked as one of the best places to live and work for moviemakers

January, 2021 - [MovieMaker](#)

The filmmaking industry in Oklahoma City is on the rise but don't take our word for it. *MovieMaker* recently ranked OKC as a top 15 large metro to "Live and Work for Moviemakers".

Oklahoma ranked in top 10 for manufacturing

January, 2021 - [Site Selection Group](#)

Site Selection Group recently ranked the State of Oklahoma as the 10th best state for manufacturing investment in 2020.

OKC one of the most livable metros in the U.S.

January, 2021 - [SmartAsset.com](#)

According to a recent analysis by SmartAsset, Oklahoma City ranked in the top 25 most livable cities in the U.S., taking into account a variety of factors like unemployment rate, crime, housing costs and more among the 100 largest cities in the nation.

OKC ranks among top cities in small business environment

November, 2020 - [JustBusiness.com](https://www.justbusiness.com)

Justbusiness.com ranked Oklahoma City as the fourth-best city to work for a small business. The business website used a combination of factors including establishment rate, growth rate, employees, average payroll and housing costs into the equation. Oklahoma City's 61.96 index score only trailed first-place New Orleans (74.20), Cleveland (67.27) and Buffalo, N.Y. (63.37).

Oklahoma has some of the most affordable home prices in the country

September, 2020 - [The Ascent](https://www.theascent.com)

A recent look at home prices found Oklahoma has the No. 4 most affordable market in the U.S.

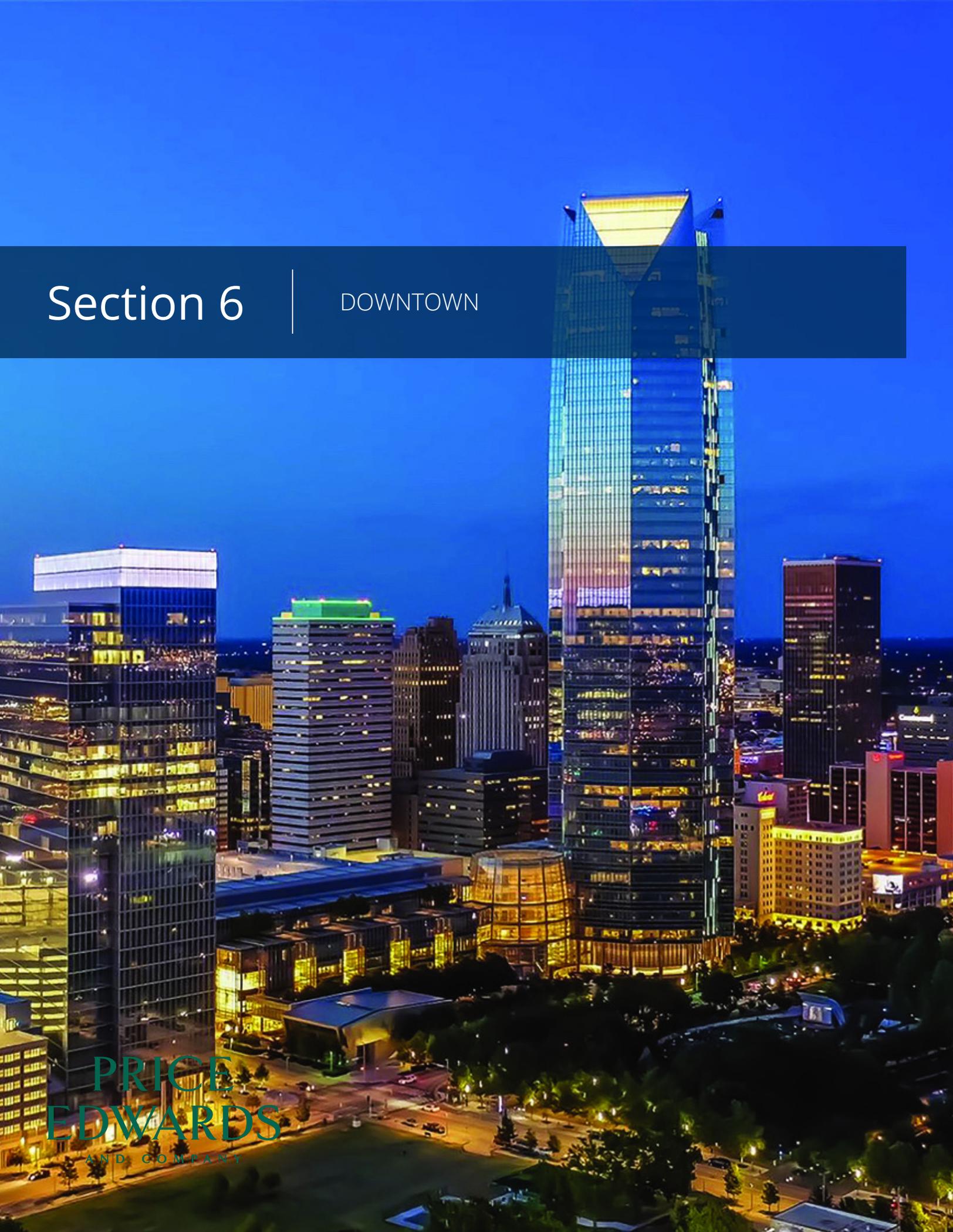
Need hard workers? Oklahoma is the place for you

September, 2020 - [WalletHub](https://www.wallethub.com)

WalletHub recently ranked the Hardest-Working States in America and Oklahoma was ranked No. 6. To help determine its ranking, they compared the 50 states across 2 key dimensions: direct work factors and indirect work factors.

Section 6

DOWNTOWN



PRICE
EDWARDS
AND COMPANY

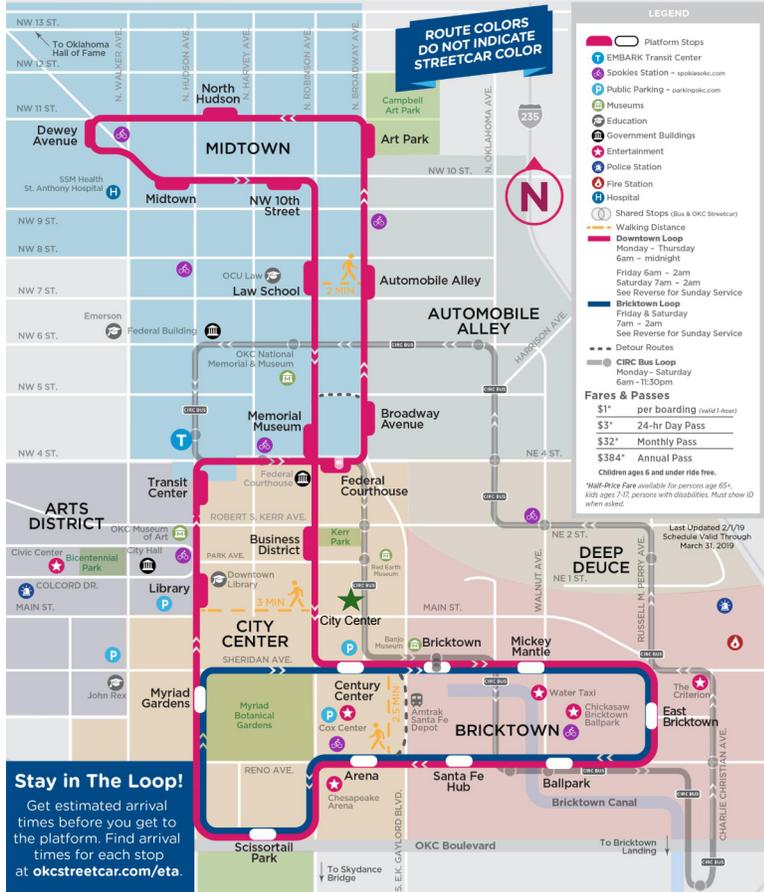
DOWNTOWN OKLAHOMA CITY

101 N. Broadway is located in the heart of the Central Business District of downtown Oklahoma City. Oklahoma City is still undergoing a renaissance that began over 25 years ago with the passage of MAPS (Metropolitan Area Projects). MAPS transformed the downtown area into an entertainment destination for the entire metropolitan area. With the passage of MAPS in the mid 1990's, Oklahoma County voters committed to a tax initiative to revitalize downtown with the addition of a new 20,000 seat arena, a 13,000 seat minor league baseball stadium, a new library center, improvements to the Oklahoma River, the Bricktown Canal and completely renovated performing arts and convention centers. Those public investments have spurred over \$5 billion of additional private investment in the form of new hotels, restaurants, theaters and retail throughout the downtown area. With its downtown address, First National Center is immersed in the cultural rebirth occurring in the CBD and the neighboring Bricktown, Automobile Alley, Film Row, Deep Deuce, Midtown and Arts Districts.

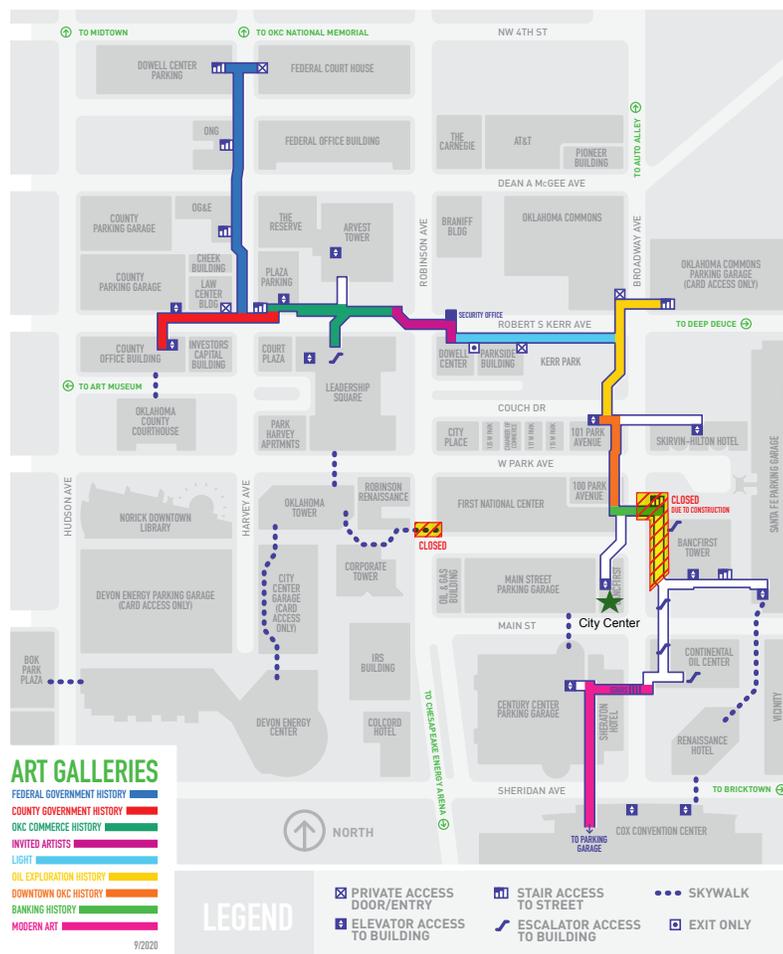
The 2009 passage of MAPS 3 added approximately \$777 million for additional projects around the city with much of those funds targeted for the downtown area to construct a new convention center, a new 70-acre Scissortail Park on the south edge of downtown and a new whitewater rafting facility to complement the existing boathouse row along the Oklahoma River. Additionally, funding provided for a modern streetcar system that serves much of downtown with connections to Bricktown and Midtown. The streetcar route runs down Robinson and Sheridan Avenues, both just a block from 101 N. Broadway.

The Central Business District is the office home for over 50,000 employees. Many of Oklahoma's leading companies including Devon Energy, Continental Resources, Enable, Sonic, OGE Energy Corp, AT&T and Bank of Oklahoma. The county and federal courthouses are located downtown as well as the city's most prestigious legal and accounting firms.

Starting in 2010 the CBD has undergone a \$176 million facelift which was financed by a combination of general obligation bonds and a \$125 million TIF from the construction of the 1.7 million SF Devon Tower. Deemed "Project 180", the end result has been a major transformation of downtown streets, sidewalks, park, plazas and lighting. Through the process, landscape is was made more uniform, bike lanes were being added as well as public art and on-street parking. One of the very first objectives and successes of Project 180 was the significant alterations to the Myriad Gardens. The botanical garden is a source of great pride to locals and the renovations included an ice rink, two new restaurants, a band shell and associated performance lawn, water features and several areas devoted to children and pets.



DOWNTOWN OKC 6:00 AM 8:00 PM MONDAY-FRIDAY



UNDERGROUND

Downtown Business Improvement Districts and Neighborhoods

Source: The City of Oklahoma City





Arts District

The Arts District is home to several cultural destinations, including the Civic Center Music Hall, the Oklahoma City Museum of Art, the Norick Library and the newly-renovated Myriad Botanical Gardens and Crystal Bridge Tropical Conservatory. The Civic Center Music Hall features a unique art deco motif and is a popular venue for concerts and other performing arts events. The Oklahoma City Museum of Art showcases notable paintings and pieces of sculpture, including the largest display of Chihuly glass in the world. [Project 180](#) street improvements currently underway will enhance the district's appearance as well as lead to a better environment for walking and bicycling downtown.



Automobile Alley

Automobile Alley—which runs along North Broadway from 13th Street to 4th Street—is a mixed-use neighborhood of offices, residences, restaurants and retail. Beginning in the 1920s, Broadway became known for the more than 50 automobile dealers located in the area. Over time, the area went into decline, but today, the district is enjoying an economic resurgence and revitalization along with the rest of downtown. The Planning Department continues to work with area stakeholders in further promoting redevelopment opportunities.



Bricktown

Bricktown has become Oklahoma City's premiere entertainment district. For several decades the warehouse district sat dilapidated and underused. With the passage of the MAPS initiative in 1993, the City of Oklahoma City constructed the Bricktown Ballpark and a one-mile canal that connects the north Bricktown area with the Chesapeake Boathouse along the Oklahoma River. In the last decade, BassPro Shops, Harkins Theater, several residences, restaurants and offices have moved into Bricktown making the district one of the most unique areas in the state. City planners continue to assist property owners in improving Bricktown's appearance and ensuring the district's future viability through efforts such as the [Bricktown Parking Study](#) and the [Bricktown Strategic Plan](#).



Deep Deuce

Known for its African-American heritage, Deep Deuce is an urban neighborhood located north of Bricktown. During the 1940s and 1950s, the area was a hotbed of jazz music and African-American culture. Today, the neighborhood is undergoing a renaissance with many large-scale apartments and condominiums. The historic Calvary Baptist Church remains in the neighborhood as a community treasure. City planners are currently providing technical assistance to developers wishing to build in the area in an effort to increase mixed-use infill and density.



Film Row

The Film Row District is one of the few remaining film exchanges left in the country. During statehood through the 1960s, major movie corporations established film exchanges to distribute and screen films along Sheridan Ave., which was affectionately referred to as Film Row. In the 1970s, movie corporations left town as the industry declined, and the area fell into neglect. In the early 2000s, city planners worked with stakeholders to turn the area around. Recently, extensive streetscaping celebrating the district's movie heritage has transformed the area. The Film Exchange is now home to several film-oriented and design-focused businesses. The Planning Department continues to assist in revitalizing the area.



Park Plaza

The Park Plaza is a redeveloping office district in downtown Oklahoma City. Area property owners in recent years have renovated many dilapidated offices spaces. In the last five years, the City has worked to enhance the appearance of the area with street improvements unique to the area.



Core to Shore

In 2006, the City of Oklahoma City undertook an ambitious planning process to redevelop 750 acres of underutilized land between the core of downtown to the shore of the Oklahoma River, known as [Core to Shore](#). The relocation of the I-40 Crosstown Expressway creates an opportunity to redevelop this area. Efforts are now underway to build and connect a series of neighborhoods, parks, and economic opportunities that will reinvent downtown Oklahoma City, leading to new jobs and a higher quality of life for residents. With passage of the [MAPS 3](#) initiative, the City is moving forward with building the Central Park, a major component of the Core to Shore plan. The Planning Department is currently providing assistance to develop areas alongside the Central Park.



Midtown

Home to the historic Plaza Court building and St. Anthony Hospital, Midtown includes a mix of residential and business neighborhoods. The oldest homes date back to the months immediately following the Land Run in 1889; some new apartments and condominiums have been built over the past twenty years. More than 90% of the residential properties are rented. Read more about Midtown [here](#).