

1 2 5

PARK AVENUE

V I E W

L O C A T I O N

P R E S E N C E

125 Park Avenue



## 1 2 5   P a r k   A v e n u e

Picture the marbled lobby of your elegant office space and riding the elevator up to your own floor. Walk through the doors of your office; a space you own, not rent. The ultimate control over your downtown business environment can be a reality for you. A totally new space, finished to your specifications and your needs. An investment in your business.

The City's first office condominiums. Brought to you by the same developers who gave you the City's first loft offices, the City's first residential lofts and the re-making of 701 Broadway in Automobile Alley. The principals of Precor Ruffin Properties bring to the project the depth of their experience and vision gained from these historic renovations and their commitment to downtown Oklahoma City.

A Totally New Building. A Very Familiar Address. A Wonderfully Different Look. An intimate, five-story limestone structure in the heart of Oklahoma City's business district, 125 Park Avenue brings together classic styling with modern office amenities. Situated between Park Avenue and Couch Drive, 125 Park Avenue offers access to downtown's most notable landmarks, is adjacent to the Greater Oklahoma City Chamber of Commerce and is less than two blocks from the Oklahoma County Courthouse.

Full floor office condominiums are available starting on a single-floor or multiple-floor basis. Architectural space planning, build to suit improvements and financing options are available.

The condominiums include:

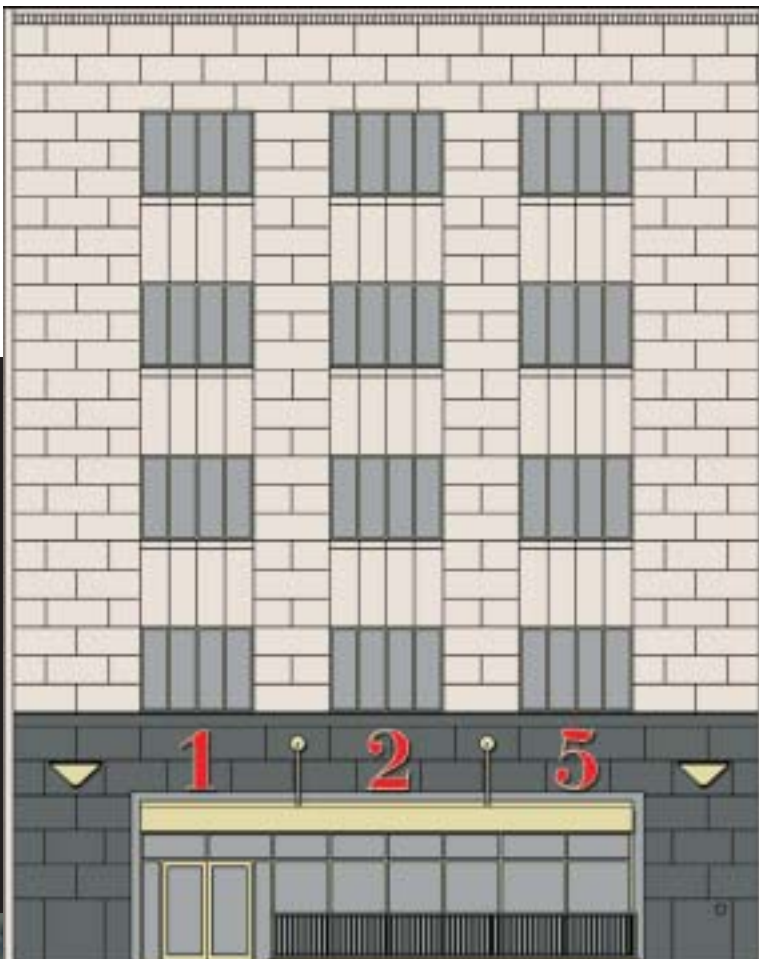
- First generation space built to owner's exact specifications
- Separately metered utility service
- State-of-the-art water source heat pump for heating and cooling
- Private restrooms built to owner specifications
- 5000 square foot floor area

Classic exterior, 21st century interior, 125 Park Avenue includes all new electrical, plumbing and mechanical systems. An inviting Park Avenue entry features traditional lobby with granite flooring and wood paneling while the common areas for each floor are to be built to suit each condominium owner.

## I n v e s t   O w n   G r o w

Stop paying rent to someone else and gain the benefits of direct investment in real estate, including:

- Ownership and control of your space
- Appreciation in the value over time
- Savings of \$1,500 per month versus renting



5th FLOOR



4th FLOOR



3rd FLOOR



2nd FLOOR



GROUND FLOOR

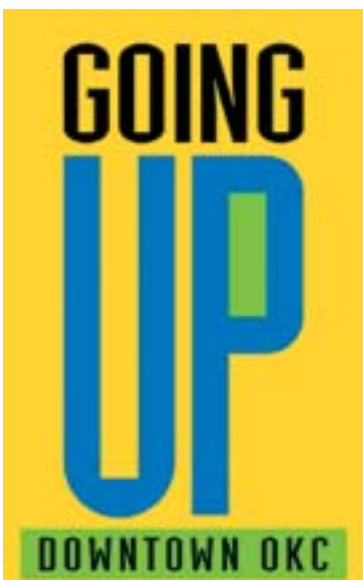


LOWER LEVEL



## GOING UP, DOWNTOWN

Downtown Oklahoma City has been transformed over the last five years and is poised to once again drive the City's economic engine. The MAPS projects have generated tremendous activity and interest in downtown and the adjacent Bricktown area. These projects have included the downtown canal, the new library (one block west of 125 Park), a new Civic Center, a state of the art convention center



(two blocks south of 125 Park), a new major events Center, and the river development which borders south downtown. Additional development includes the expansion of the Health Science Center, the new Art Museum (two blocks from 125 Park), Bass Pro,

Harkins Theater and other retail, the renovation of Skirvin Plaza, and the numerous planned downtown housing developments. The Murrah Building memorial, museum and the new Federal Building have further contributed to the transformation. Large corporations and other major employers have capitalized on this public and private investment to increase their downtown presence. 125 Park is located at the heart of downtown; your investment in a 125 Park Office Condominium allows you to participate in the accelerating growth of Downtown and the City.

INSIDE BACK  
COVER WHERE  
POCKET IS

# OFFICE CONDOMINIUMS

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