

The Opportunity

- ▶ 2nd floor Space for Re-Development in Downtown Stillwater, Oklahoma
- ▶ Designs for Luxury Studio and Loft space
- ▶ Designs for Mixed-Use Residential and Artistic space
- ▶ Two blocks from Main street in Cultural District
- ▶ Principal core building demonstrating history of Stillwater, Oklahoma community
- ▶ Adaptive Reuse history:
 - ▶ Junior High School - entire building
 - ▶ Community Center - 1st floor



Commercial Framework

- ▶ Structure Owned by City of Stillwater
- ▶ Available for Long Term Lease
- ▶ HVAC & Utilities terms negotiable
- ▶ Parking terms negotiable