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# Oklahoma City's Coolest Office Spaces

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# 2024 OKC Coolest Office Space Publication

Oklahoma City's rapid growth can be directly attributed to its exceptional quality of life, affordable cost of living, and the pro-business environment. A workforce that exceeds 650,000 individuals powers the city's growing economy. Well-known for its entrepreneurial spirit, Oklahoma City actively embraces opportunities for growth and continued investment.

The midtown and Automobile Alley submarkets have seen new development activity as this is quickly becoming an attractive live/work/play environment. New office developments include the 80,000 square foot headquarters for Phillips Murrah Law Firm located at 424 NW 10th Street and a 45,000 square foot building located at 1204 N Hudson which is home to JE Dunn, Pivot and Resolution Legal. Two other significant office projects, The Tower at Convergence and The Citizen, are approaching completion and will add another 365,000 square feet to Oklahoma City's office inventory.

— **Bob Pielsticker, SIOR**

*Senior Vice President | Director - Tulsa, Fayetteville & Little Rock*

Most tenants and users in the Oklahoma City market are searching for space that provides collaboration and dynamics to attract the new workforce of 2024. This article showcases some of the coolest and best designed office spaces delivered in Oklahoma City in the past two years. We dive into each space to find out how it came to be, what makes it special, and how it fulfills the needs of the company. We also report on the office market statistics including the largest sales and lease transactions. For more information about us, check out our team tenant representation bio on the back cover.

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# Phillips Murrah

424 NW 10TH STREET



Phillips Murrah is the anchor tenant in the new Midtown development at 424 NW 10th Street, occupying the top three floors of the building. The unique architectural design allowed the law firm to incorporate an internal staircase connecting the space. The blocky, white oak staircase, bordered by a lit blue frame from top to bottom, stands as an impressive centerpiece and reflects the company's branding. The office is fitted with nine conference rooms, including a spacious 44-seat boardroom, each painted light blue that adds a bright and airy feel. Beautiful landscape paintings adorn the walls around the office. Each floor offers expansive views in all

directions, be it of the state capital or downtown OKC. A definite highlight is the 3rd floor patio, complete with cozy seating around a fireplace and fans underneath automatically adjustable panels, for year-round comfort regardless of weather conditions. The firm utilizes uniformly sized offices for all seventy attorneys while saving corners for collaborative spaces, treadmill rooms, and even a yoga studio. The kitchens feature soft oak touches and peach accents, as well as Turf Beam lighting. Phillips Murrah recognized that officing in a lively area is necessary to attract and retain talent, and they expect that the work, live, play environment of Midtown will meet that need.

Architect: **Fitzsimmons Architects** // General Contractor: **Lingo Contractor Services** // Developer: **Midtown Renaissance**



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Each floor offers expansive views in all directions, be it of the state capital or downtown OKC.

# Resolution Legal

1204 N HUDSON AVE



Resolution Legal, a business legal group, moved into their new office at 1204 N Hudson Avenue in August 2024. Resolution Legal aimed to deviate from law firm norms, seeking a space that was both functional and professional, yet vibrant and invigorating. Upon entry, visitors are greeted by a reception area that features an LED-lit version of the company's logo on the ceiling framed by Turf Grille wood trim. The design of the space is fluid, with ceiling and carpet lines seamlessly flowing into curved glass panels that encircle conference rooms. Celtic inspired, leather wrapped door handles and custom 10 ft circular LED lighting make for exceptionally unique meeting spaces. The "living room" is a casual area designed for

staff interaction and relaxation, complete with bar top tables, soft seating, ping pong tables, and arcade games. An outdoor balcony offers close views of the downtown Oklahoma City skyline. Instead of the traditional corner offices, partners wanted to reserve the space for a shared conference room. One of the highlights of the Rand Elliot design is the distinctive lighting, which follows the curves of the blue and yellow accents throughout the office. Resolution Legal's new office combines professionalism and creativity in a vibrant workspace, reflecting the firm's ethos of fostering a productive and collaborative environment for their staff.

Architect: **Rand Elliot** // General Contractor: **JE Dunn Construction** // Developer: **Pivot Project**



424 NW 10TH STREET



CBRE's Oklahoma City office relocated to 424 NW 10th Street in August 2024 after spending decades in the OKC suburbs. Access to high end amenities was a priority and thus the office was moved into the heart of Midtown. The space was designed to promote interconnectivity and to integrate state-of-the-art technology to support a hybrid workforce. As part of CBRE's Workplace 360 program, the OKC office utilizes the "free address" system in which teams share common spaces with unassigned desks instead of dedicated offices. Several conference rooms contain digital companion whiteboards that support work between remote and in-person employees. Focus rooms, wellness areas, and

soft seating enhance employee comfort and productivity. A balcony overlooks entertainment hot spots like Fassler Hall and the Dust Bowl – perfect for impromptu gatherings or simply to unwind. The "Heart and RISE" area is a café-like area that serves as the focal point of the space, integrated with the kitchen. CBRE occupies the Midtown Renaissance property along with Phillips Murrah and several retail tenants. CBRE is a global real estate services company with over 100 employees in Oklahoma providing brokerage, property management, accounting, project management, and valuation services to their clients.

Architect: **CBRE Design Collective** // General Contractor: **Lingo Contractor Services** // Developer: **Midtown Renaissance**



The space was designed to promote interconnectivity and to integrate state-of-the-art technology to support a hybrid workforce.



# Dolese HQ

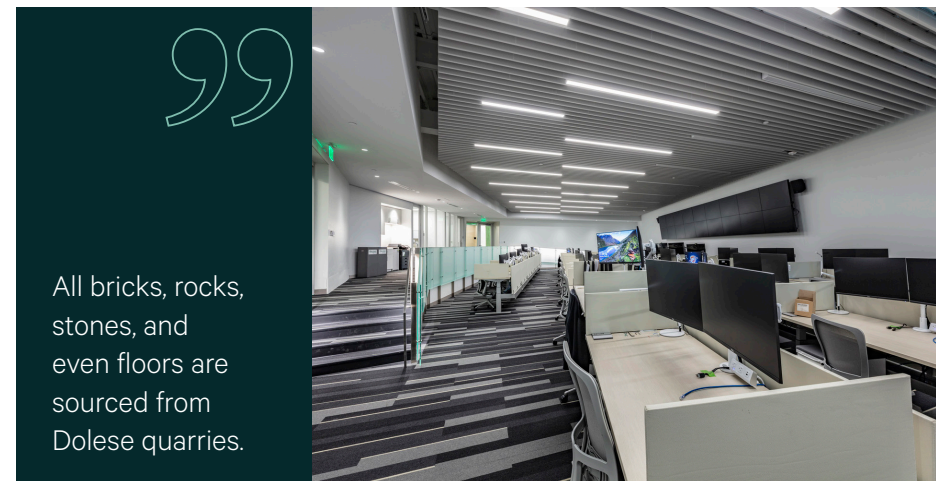
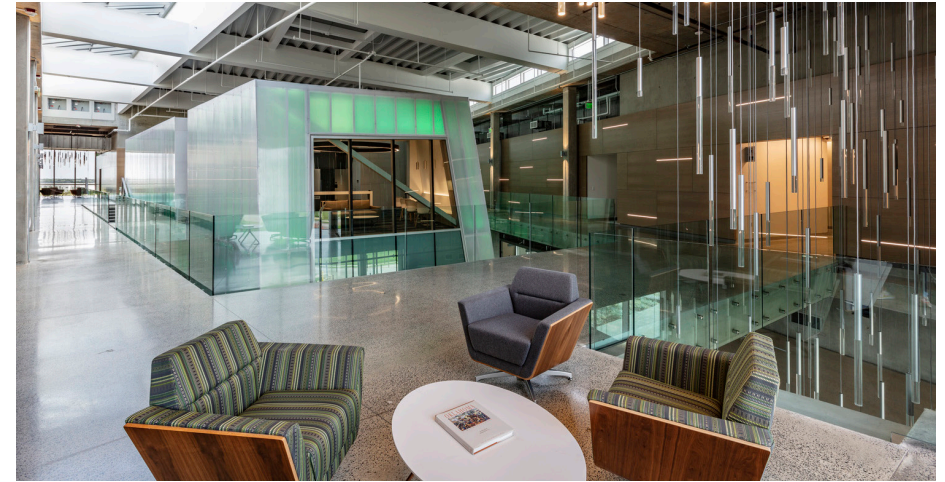
8300 N OKLAHOMA AVENUE



Dolese Bros. recently moved into a new 77,000 square foot headquarters, ending their century-long tenure in downtown Oklahoma City. The new building is a substantial upgrade, allowing all support staff to work together under one roof for the first time. Dolese's line of business is reflected in all facets of the structure's design – exposed concrete and rock is visible from every angle. From the cantilevered concrete wing walls to the floating concrete staircases, all bricks, rocks, stones, and even floors are sourced from Dolese quarries. Even a conference room table, supported by Carnegie Steel beams, is made from a solid concrete block. The interior is equally impressive, featuring a reception desk surrounded by an engaging timeline of

the company's history; it includes a mix of historical documents, videos, and even fossils unearthed at their own Richards Spur quarry. A full-length skylight and floor to ceiling office windows ensure employees have ample access to natural light and views of surrounding green space. The building's centerpiece is the "Gem", a polycarbonate, LED lit structure that changes color throughout the day and for special events. It serves as the hub for training areas and the logistics command center with massive screens that allow for accurate weather monitoring when dispatching concrete trucks. This immersive and thoughtfully designed headquarters is a tangible representation of Dolese Bros.' rich history and commitment to quality.

Architect: **Butzer Architects and Urbanism** // General Contractor: **Flintco**



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All bricks, rocks, stones, and even floors are sourced from Dolese quarries.

1204 N HUDSON AVENUE



In June 2024, JE Dunn Construction became the first tenant in the new Pivot development at 1204 N Hudson Ave. A priority when designing the space was to allow for collaboration between employees, so the space is fitted with an abundance of conference rooms and breakout areas, all equipped with the latest technology. Additionally, a spacious training room with massive screens opens to the kitchen area via an overhead door. A living room area complete with soft seating, a popcorn machine, and a PlayStation is an ideal place for employees to

connect and relax. The smaller conference rooms and breakout rooms are adorned with acoustic slat wood wall panels and soft seating, while the open employee seating area has acoustic lighting elements and more soft seating. As a nationwide contractor, JE Dunn recognized the need for a hoteling area for visiting employees to use while in town. Throughout the office, blue and white accents are complimented by greenery. JE Dunn's modern and collaborative workspace promotes creativity and employee well-being.

Architect: **Miles Architecture** // General Contractor: **JE Dunn Construction** // Developer: **Pivot Project**



JE Dunn's modern and collaborative workspace promotes creativity and employee well-being.



# The Citizen

600 N ROBINSON AVENUE



The Citizen is the newest addition to the growing Oklahoma City skyline. The mixed-use tower is situated across from the sacred Oklahoma City National Memorial & Museum and aims to create a vibrant community hub, offering a variety of restaurants, stores and inviting spaces for visitors to gather. The lobby area, known as the “City Room,” features a massive kinetic sculpture. The building’s third floor accommodates the Citizen House Executive Workplace, which is part of Citizen House, a modern-day social club, planned to open later this year. This level provides executive amenities including leasable private office suites and dedicated desks, an 18-seat boardroom, multiple conference rooms,

mindfully designed open workspaces, culinary offerings and more. Members can pop upstairs to the club level to socialize and relax with multiple lounge and dining spaces, bars, private dining rooms, billiard rooms and intriguing surprises incorporated throughout, creating a sense of discovery for guests. Situated on the second floor is the 16-room boutique hotel that promises a stylish experience for guests, integrating luxury hospitality with the unique offerings of Citizen House. Every element within the space, from finishes to furnishings, contributes to a unified design narrative rooted in warmth and elegance. The remaining floors of this 12-story building are set to be occupied by a variety of office tenants.

Architect: **AMHH** // General Contractor: **Lingo Construction Services** //  
Developer: **Polis OKC**

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# The Baker Group

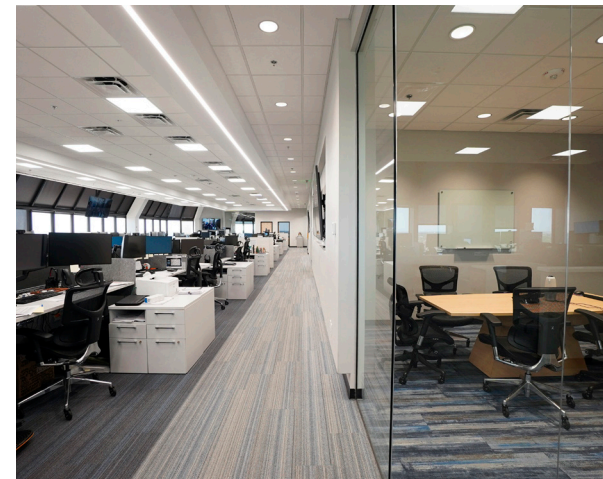
VALLIANCE TOWER – 1601 NW EXPRESSWAY



The Baker Group LP, one of the nation's largest, independently owned securities firms, designed their new 21st floor office in the Valliance Tower with a focus on providing an optimal workspace for their brokers, traders, and support staff. The reception area combines white and gold fixtures with wood and moss accents that give the space a natural and inviting feel. Numerous breakout conference rooms are strategically located around the office perimeter. The main boardroom, bathed in natural light from angled windows above, boasts an expansive view of northwest Oklahoma City and Lake Hefner. The office's

highlight is the trading room, equipped with numerous TVs and Bloomberg terminals for the brokers and traders. A custom dotted steel light fixture illuminates the elevator area. The fully equipped kitchen area features a popcorn maker. Additionally, tenants can access a recreation center on a lower floor, complete with multiple pickleball courts. The Baker Group's new office is a thoughtfully designed, modern workspace that not only meets the needs of the staff, but also fosters an environment of productivity and collaboration.

Architect: **FSB** // General Contractor: **Anderson and House GC**



The office's highlight is the trading room, equipped with numerous TVs and Bloomberg terminals for the brokers and traders.

# +ImageNet Consulting

913 N BROADWAY AVE



+ImageNet Consulting's space in the heart of Automobile Alley functions as both a showroom and their corporate headquarters. +ImageNet started as Southwest Typewriter Company in 1956 and proudly displays their history through the space's design. Antique typewriters, a typewriter-themed mural, and other typewriter-inspired elements serve as décor throughout the space. The "customer waiting portal" is an unconventionally shaped waiting room featuring an interactive timeline of the company's evolution. The area leads into their A/V and interactive screens showrooms, complete with massive displays showing OKC Thunder highlights. Following is an area with hanging file cabinets serving as lighting fixtures, designed to illustrate

the advantages of transitioning from messy paper offices to a digital environment. A highlight is the 3D printing showcase, with a 3D printed chain curtain, mechanical parts, and even a life-size 3D printed Terminator replica. The conference room is decorated with acoustic panels featuring photos of the company's nationwide offices. Upstairs, the walls are lined with stacks of paper and polycarbonate blue sliding doors provide privacy for personal offices. The IT department, with its blue LED strips against white walls, bears a striking resemblance to a spaceship. +ImageNet Consulting's office space is a unique blend of history, innovation, and forward-thinking design.

Architect: **HSE** // General Contractor: **Paul Snodgrass**



The 'customer waiting portal' is an unconventionally shaped waiting room featuring an interactive timeline of the company's evolution.



# Public Strategies

2 NE 9TH STREET



Project consulting firm Public Strategies recently made the move into new space in the heart of Midtown. The firm sought to preserve the history of the century-old building by keeping the ceilings and original brick exposed, while fitting the space with modern furnishings and finishes. An existing alleyway between their two buildings was enclosed with a high-performance glazing system, creating a light-filled atrium and break area. A highlight of the space is 'Thunder Alley', a hallway lined with Oklahoma City Thunder memorabilia, including all current players' jerseys and even an image of Chet Holmgren made from 6,299 dice. All conference rooms are equipped with the latest technology, beautiful lighting

fixtures, and even sit/stand tables. With changing attitudes about the workplace nationally, Public Strategies wanted to listen in any way they could. The company opted to create a comfortable 'living room' space to accommodate the post-COVID preference of working from home. The French-inspired café was designed to mimic a coffee shop, encouraging informal conversation and one-on-one meetings. Employees can work from the porch, enjoy lunch in a booth, or gather with coworkers around a fireplace. Their office space is a direct result of their commitment to the idea that 'place' matters.

Architect: **Studio Architecture** // General Contractor: **Timberlake Construction**



“The firm sought to preserve the history of the century-old building by keeping the ceilings and original brick exposed, while fitting the space with modern finishes

# MAJOR MARKET TRENDS

## Oklahoma City

### OKLAHOMA CITY STATISTICS (SUBMARKETS)

Submarket	Total Leasable (SF)	Total Vacant (SF)	Vacancy (%)	Avg. Annual Gross Asking Rate
CBD	16,419,748	1,991,842	26%	\$21.18
Midtown	8,349,122	212,929	16%	\$21.77
North	12,472,993	637,783	22%	\$20.94
Northwest	13,275,167	1,976,974	16%	\$20.12
Southeast	9,286,972	254,993	28%	\$19.81
Southwest	5,763,885	119,860	23%	\$16.41
<b>TOTAL:</b>	<b>65,567,887</b>	<b>5,194,381</b>	<b>21.8%</b>	<b>\$20.03</b>

The Oklahoma City office market maintained its momentum throughout the end of 2023, experiencing growth in absorption and asking rates. However, the vacancy rate slightly increased to 21.8%, primarily due to the delivery of 125,000 square feet of new office developments in the Midtown and Central Business Districts. While there has been a slight decline in under construction activity, the market has witnessed a significant increase in delivered construction, more than doubling since the second half of 2023.

The office market has witnessed a steady increase in asking rates, with each submarket reporting higher rents compared to the end of 2023. While the average lease rate is \$20.03 psf, new Class A buildings are leasing for +/- \$36.00 psf full-service gross. As companies evaluate their post-pandemic work strategies, the adoption of hybrid work models and a preference for quality space with reduced square footage continue to influence market activity levels. Some of the largest sales and lease transactions are listed in the following pages.

### MAJOR SALE TRANSACTIONS

Building	Size	Price (PSF)
3030 NW Expressway	251,628 SF	\$27,000,000 (\$107.30)
300 Johnny Bench Drive	100,779 SF	\$17,700,000 (\$175.63)
3200 Quail Springs Parkway	37,871 SF	\$11,800,000 (\$311.58)
14000 N Portland Ave	52,000 SF	\$11,586,000 (\$228.00)
119 N Robinson Ave	176,060 SF	\$10,200,000 (\$57.93)

### MAJOR LEASE TRANSACTIONS

Building	Size	Tenant
515 Central Park Ave	117,484 SF	OU Health
324 N Robinson Ave	77,229 SF	Crowe & Dunlevy
13801 Wireless Way	61,289 SF	Undisclosed
5300 S Meridian	38,010 SF	Federal Emergency Management Agency
424 NW 10th Street	43,644 SF	Phillips Murrah

### REGIONAL VACANCY RATES

18.7%  
Houston - TX

17.0%  
Denver - CO

13.6%  
Tulsa - OK

10.5%  
Saint Louis - MO

18.1%  
Dallas -  
Fort Worth - TX

16.4%  
Austin - TX

12.0%  
San Antonio - TX

12.3%  
Kansas City, MO



With over **65 years** of combined experience, our team is focused on providing services to corporate users of office space.

We consistently save our clients **±15%** when expanding, contracting, or acquiring new space.

**Bob Pielsticker, SIOR**

Senior Vice President | Director – OK, AR

[bob.pielsticker@cbre.com](mailto:bob.pielsticker@cbre.com)

T: +1 918 392 7268

M: +1 918 289 6728

**Matt Reese, SIOR, CCIM**

First Vice President

[matt.reese@cbre.com](mailto:matt.reese@cbre.com)

T: +1 918 392 7261

M: +1 918 760 4489

**Dylan Seibert, CCIM**

Senior Associate

[dylan.seibert@cbre.com](mailto:dylan.seibert@cbre.com)

T: +1 918 392 7253

M: +1 918 630 8132

**Hannah Berry**

Associate

[hannah.berry@cbre.com](mailto:hannah.berry@cbre.com)

T: +1 918 663 6402

**Michael Pielsticker**

Analyst

[michael.pielsticker@cbre.com](mailto:michael.pielsticker@cbre.com)

T: +1 918 600 8040



If you would like to learn more about what we do, you can find us by scanning this code

**CBRE Oklahoma City**  
424 NW 10th Street, Suite 202  
Oklahoma City, OK 73103

**CBRE**