



202 S. Cheyenne Ave

Former Torero

Corporate Realty Advisors



CRA

Welcome

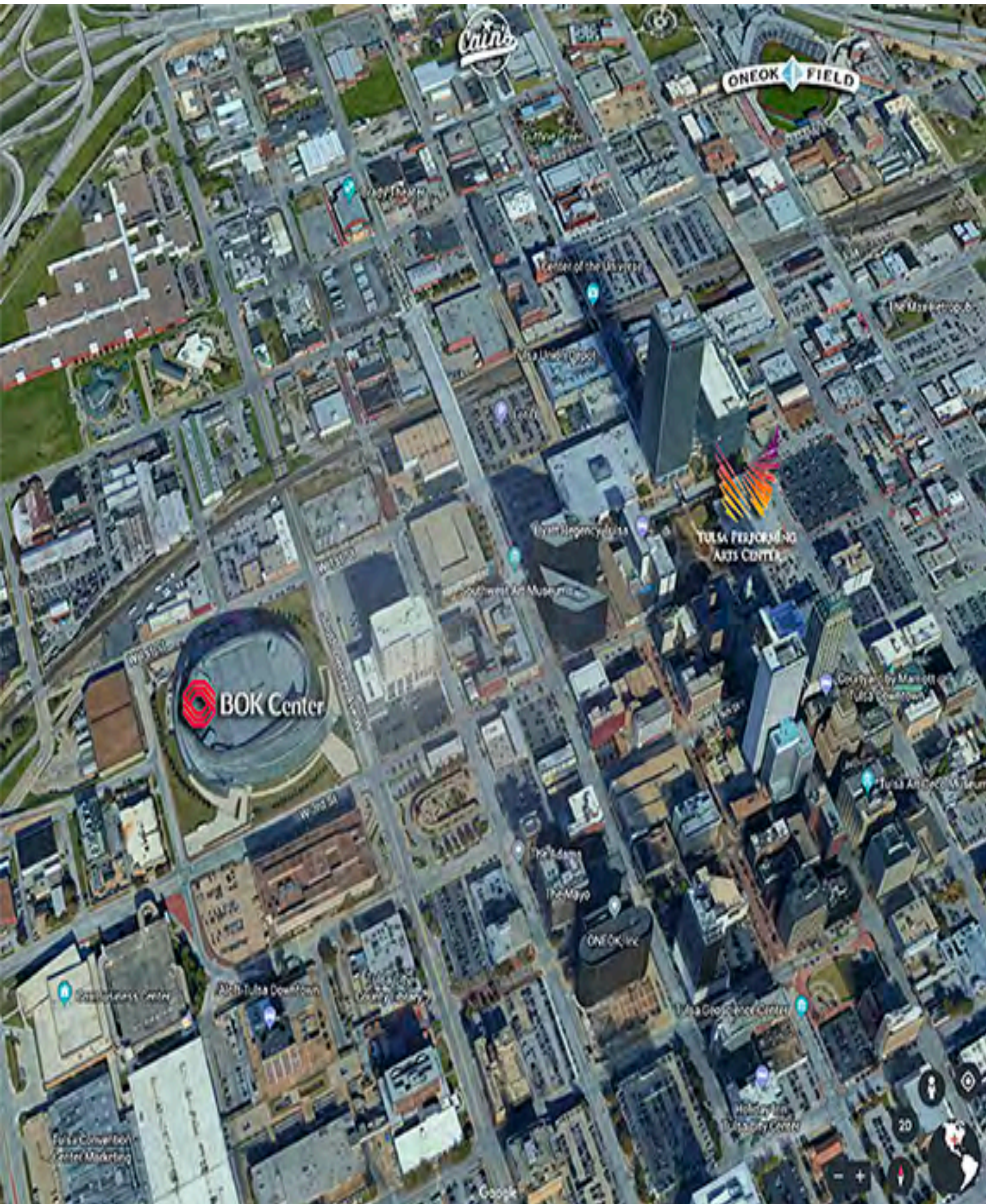


The former Torero Restaurant is a 6,000-sf retail restaurant space at 2nd & Cheyenne in the heart of downtown Tulsa. Furnished for a full restaurant move-in and start up. This space is a perfect open floorplan with natural light for a breakfast and lunch servings. Being in a prime retail location is ideal for BOK events before and after meals with street front entry.

6,501 RSF on the first floor , \$19.50 NNN



The logo for Corporate Realty Advisors (CRA), consisting of the letters "CRA" in white on a dark red square background.



Traffic Generators

Hotels

With over 1,800 hotel rooms downtown, have plenty of accommodation options in the heart of the city near world-class art, architecture, and entertainment. Five new downtown properties are slated to open in the future to provide even more opportunities for the continuously growing downtown region.

BOK Center

810,208+ guests, visited The BOK Center in 2017. This arena is among the top arenas in the world every year. The 550,000 square-foot multi-purpose arena seats 19,199

Convention Center

The Tulsa Convention Center offers 310,625 square feet of meeting space. It has hosted more than 25 million people at over 20,000 events since its opening. The facility contains Oklahoma's largest single ballroom with a 102,600 square-foot exhibit hall, 23 meeting rooms, an 8,900-seat arena and executive conference rooms.

Location Offers



- Spacious state of the art kitchen
- Prime retail location
- Few competitors in this district
- Open floor plan with natural light



- Walking distances from multiple businesses
- Multiple Parking Garages
- Street Parking Availability
- Curb to Door access

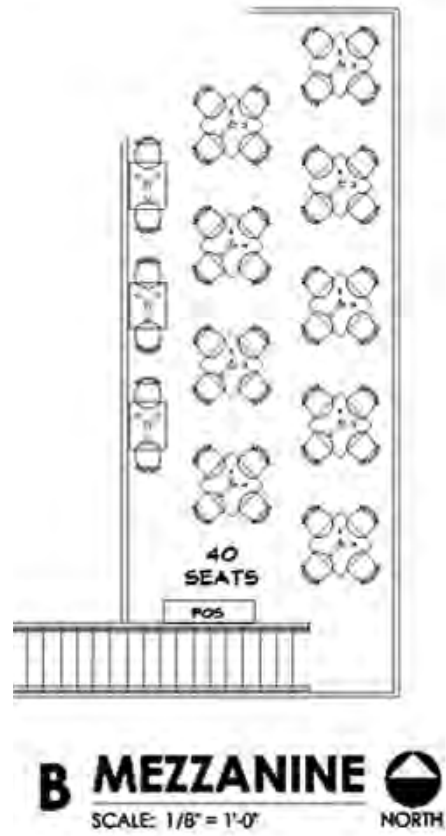


- In proximity to four hotels
- Growing Tulsa economy
 - Expanding restaurant industry
- Vibrant Downtown

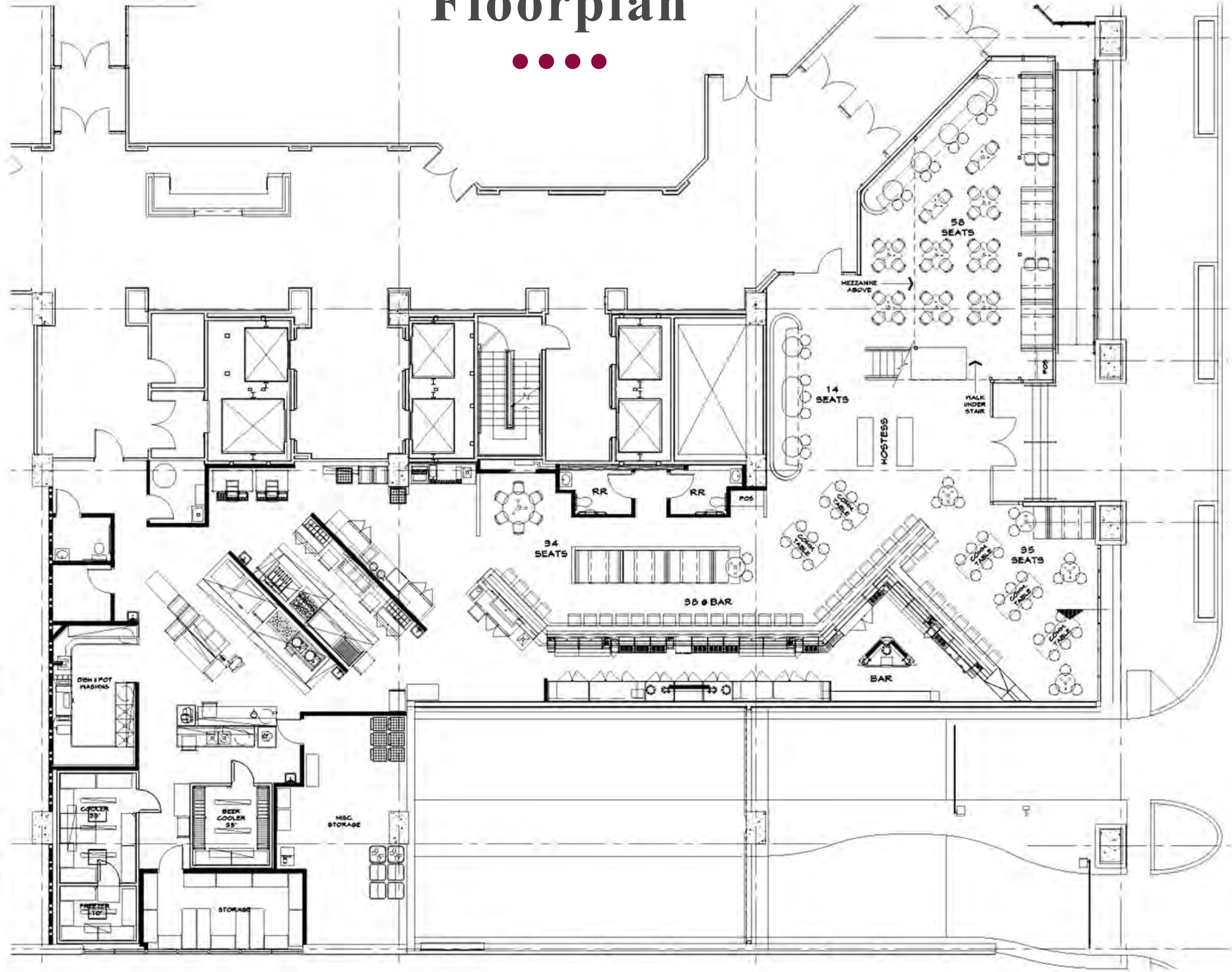
Inside Look



Floorplan



A FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH



\$19.50 sf



Hannah Altom
Sales Associate

Lifelong Tulsa resident Hannah Marie Altom earned her Communications degree in 2016 from the University of Tulsa. Since then, she has obtained her Real Estate license and immersed herself in becoming an active member of Tulsa's Commercial Real Estate community. A successful entrepreneur, Hannah uses her knowledge of business to fit clients with the right location. She also manages existing buildings across the United States. Hannah enjoys helping clients transform their dream of obtaining the perfect corporate setting into a reality. She is a member of the Tulsa Chamber of Commerce's Hospitality Club and a Kappa Kappa Gamma Alumnae.

Our Team

Carl Vincent, CCIM, RPA, FMA, CFM, MBA
Senior Principal Broker

Carl's clients love that since he is a licensed attorney, they don't have to worry during the negotiation process. They also love his sense of humor and integrity that makes it fun and easy to work with him. He holds the CCIM (Certified Commercial Investment Member) designation, the Real Property Administrator (RPA) designation, the Facility Management Administrator (FMA) designation, the Certified Facility Manager (CFM) certification and an MBA in finance from Oral Roberts University. Carl Received his Law degree for The University of Tulsa. Over more than 20 years, Carl has served Fortune 500 companies, Forbes 400 ranked individuals and many successful northeast Oklahoma businesses. Carl is a member of the Rotary Club of Tulsa; served as the Chairman of the Tulsa Zoo Board; served as President of NAIOP Tulsa in 2011 and a National NAIOP Board Member; currently serves on the Fire Code Appeals Board for the City of Tulsa.





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Thank you for your time