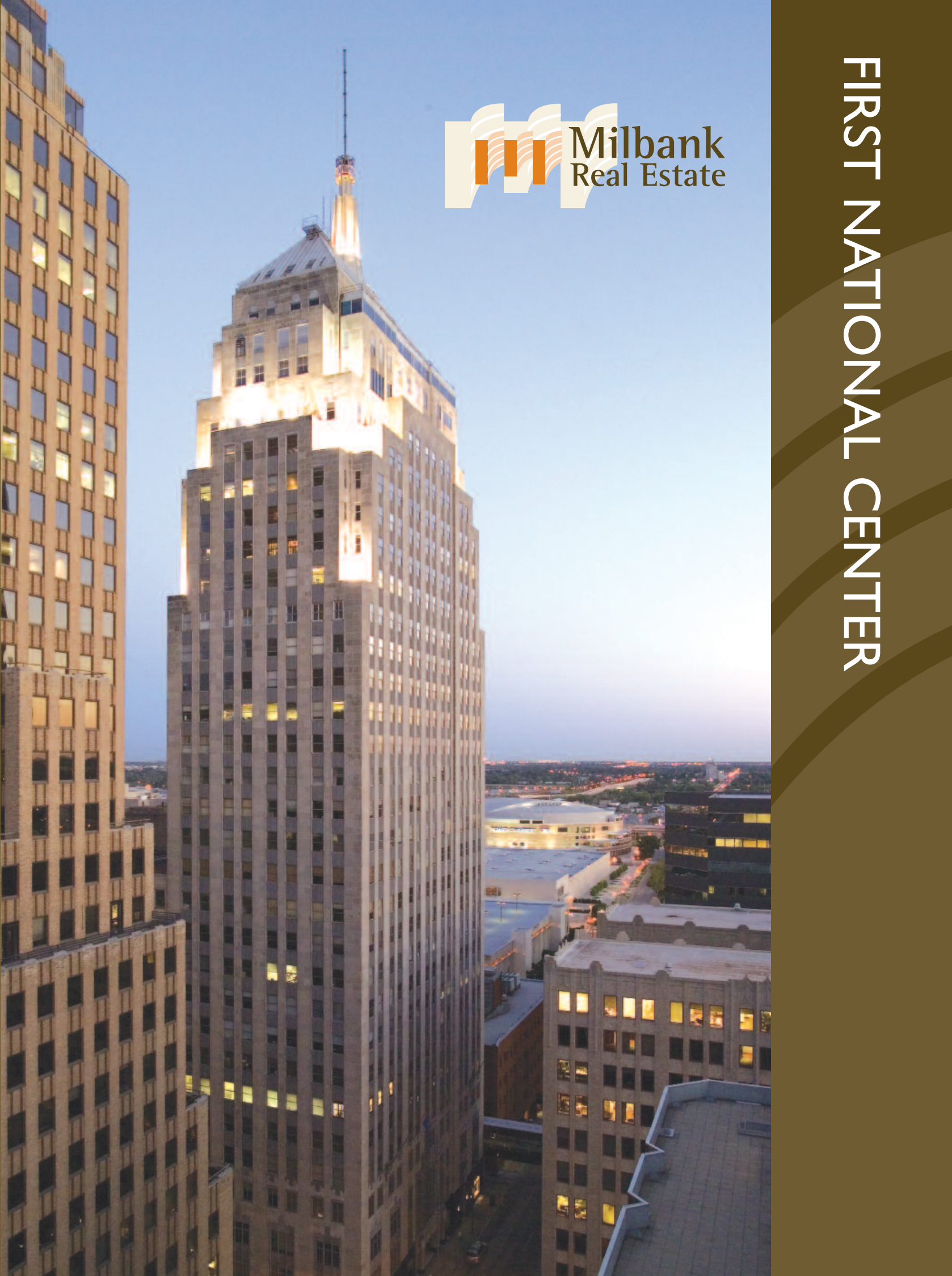




FIRST NATIONAL CENTER



LOCATION

Located in the heart of downtown Oklahoma City, the prestigious and historic First National Center offers its tenants the modern amenities of today's upscale office and retail space combined with classic architectural elegance that is unparalleled in Oklahoma City.

First National Center's prime location provides easy access to downtown's Legal, Financial and Corporate Business districts. With direct access to the Metro Concourse and Underground tunnel system, First National Center tenants can travel to the County Courthouse and numerous other major downtown buildings without the everyday concerns of traffic and weather.

First National Center is located at 120 North Robinson Avenue and is central to many of Oklahoma City's attractions, upscale hotels and restaurants. Benefiting from this premier location, First National Center is just minutes from Bricktown's best, such as the Canal and the Bricktown Ballpark, which feature year-round activities. The building is only steps away from the newly remodeled Skirvin Hilton and Colcord Hotels, and of course, the long-standing Sheraton and Renaissance. Bricktown hotels, such as the Marriott Courtyard and Residence Inn are also just a few short blocks away.

STYLE

With Oklahoma City currently experiencing an exciting period of growth and revitalization, First National Center is an appealing location for visionaries and those who appreciate its place in Oklahoma City's history. The recent change of ownership has empowered the current owners and managers of First National Center to make the improvements necessary to enhance the stateliness of this impressive structure.

The exterior exemplifies a grand Art Deco style used for the most distinguished of skyscrapers and features sheathing of polished black granite with cast aluminum panels, grilles and striking ornamentation. The entrance of this exquisitely designed building is highlighted with elaborate bird and foliage patterns etched in aluminum. Originally built as a replica of New York's Empire State Building, First National Center was constructed with class unmatched by other buildings in the area.

The interior of First National Center combines an Art Deco flair with traditional Neoclassical designs. Complete with floral motifs typical of this style and oversized palatial columns and arched ceilings found in Neoclassical architecture, the building boasts a commanding presence. The elegant entrance is further celebrated by its Great Banking Hall that exhibits four original wall murals each depicting a chapter of Oklahoma history.

The tenants of First National Center experience the quality and dedication to exceptional service and amenities found only in major metropolitan cities where style, service and prestige are of utmost priority.

In the Heart of

D O W N T O W N



Arguably Oklahoma City's grandest building, the history of the prestigious First National Center carries special significance both

Designed by Weary and Alford Company of Chicago, First National Center was built by the Manhattan Construction Company of Oklahoma, supervised by F.H. Beaumont of Oklahoma City.

"FIRST NATIONAL CENTER IS CLEARLY THE '100 PERCENT CORNER' REPRESENTING THE MOST DESIREABLE LOCATION IN THE DOWNTOWN AREA." —THE URBAN LAND INSTITUTE, WASHINGTON D.C.

architecturally and commercially. As the former home of Oklahoma City's First National Bank, First National Center was designed in the early 20th century, with an aesthetic sophistication and structural significance in mind that has only been improved with time in a manner that befits its rich heritage.

First National Center offers almost 1,000,000 square feet of rentable space and is designed to communicate prestige, grandeur and financial stability. Based on current occupancy levels, there are no other existing buildings in downtown Oklahoma City that can offer this expanse of contiguous office space.

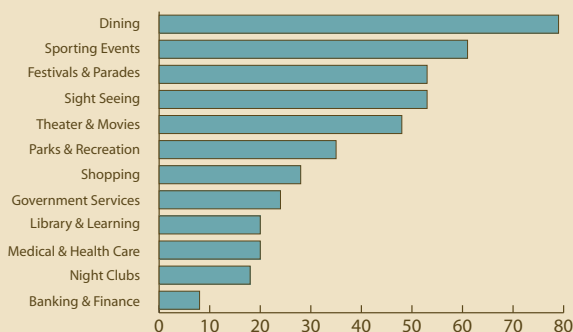
UNPARALLELED BEAUTY

First National Center was constructed in 1931 as the largest and most elaborate building of its time. The exterior of the building, in Art Deco style, is reminiscent of the magnificent skyscrapers of many larger cities. The Great Banking Hall, which can be accessed by way of impressive Crab Orchard stone stairs, is a room of enormous proportion and awe-inspiring elegance. With its fourteen majestic, fluted Corinthian columns, graceful chandeliers designed specifically for the building, illuminated skylight and Travertine marble floors imported from Tivoli, Italy, this room is a magnificent example of grandiose architecture.

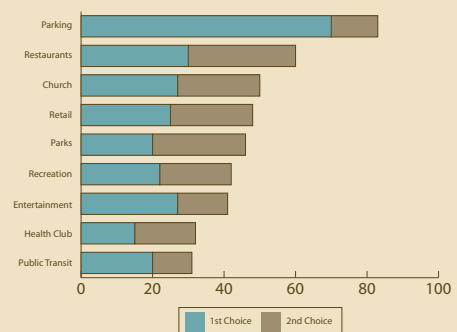
The tower itself stands poised as an Oklahoma landmark and continues to exhibit the architectural brilliance of its time. The classical and historical elements that influenced the design of this building are depicted in evident detail from the elaborately etched birds and foliage in the entrance that are reminiscent of King Tutankhamen's tomb to the walls that stretch to the main entry which are gracefully covered by Rosso Di Levanto marble quarried in Levanto, Italy, to a structural steel frame that supports the exterior polished black granite, Bedford stone and aluminum.

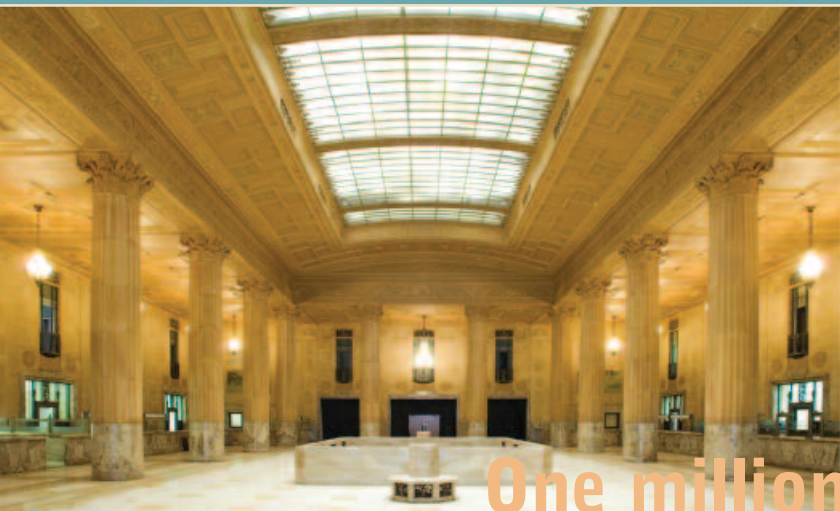
DOWNTOWN TRENDS

PREFERRED DOWNTOWN ACTIVITIES (% Interest)



CONSIDERATIONS FOR LOCATION





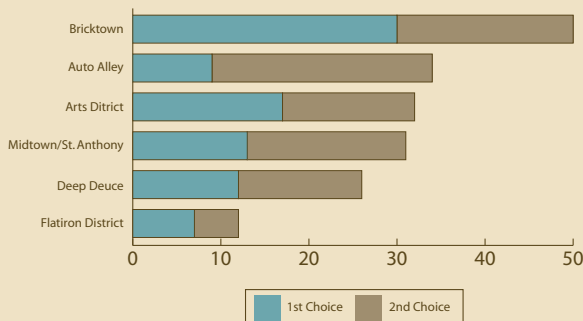
One million S Q U A R E F E E T

Modern amenities have been added to meet the needs of the forward-looking tenant. Office and retail spaces convey the ageless beauty of a timeless treasure, while offering the convenience of modern-day technology. The continuing renovation of this truly remarkable building, combined with the increased activity of the downtown area, portends a bright future for First National Center and the business community in Oklahoma City.

First National Center offers large and flexible floor plans, a key location and unmatched elegance. There is not a more prestigious address in Oklahoma City.

Call today to arrange a tour and to discover how you can become a part of First National Center.

PREFERRED RESIDENTIAL LOCATIONS



OKLAHOMA CITY DEMOGRAPHICS

City Size and Population

Area	608.2 square miles
Elevation	1,285 feet above sea level
Oklahoma City MSA*	1,144,400
City of Oklahoma City	523,300
Median Age	34.6
Male	48.7%
Female	51.3%
Number of Households	437,763
Average Persons per Household	2.48

*Metropolitan Statistical Area

Sources: U.S. Census Bureau, Census 2000; Oklahoma State Data Center

SUITES

First National Center offers 3 typical floor plans for its three towers. The building's unique layout and position in downtown Oklahoma City inspires spectacular views from the many spacious windows.

- Approximately 47,000 square feet of retail space
- Approximately 1,000,000 square feet of combined office and retail space
- Convenient dining on the Arcade Level
- High-speed Fiber Access
- 24-hour janitorial services available
- Complete security services including: 24-hour manned security, closed-circuit TV monitors, card-key access for after-hours entrance
- On-site management and leasing offices
- 3 parking garages located within walking distance
- Floor plans up to 55,000+ contiguous square feet

BUILDING SERVICES

JANITORIAL

- 24-hour tenant service available
- Day porters to serve tenant needs

SECURITY

- 24-hour manned security
- Closed-circuit TV monitors
- Card-key access for after-hours building & elevator access with activity print-out capability

SERVICE ELEVATORS

- 2 service elevators available for tenant use/deliveries

STAFF

- Management and leasing on-site
- In-house construction and engineering team

PARKING

- 3 garages within walking distance: two are accessible through the Concourse, one is connected directly to the building



Attention to
DETAIL

BUILDING AMENITIES

DINING

- Golden Dragon Chinese Restaurant
- The Buzz Coffee/Sandwich Shop
- Sub Stop Sandwich Shop
- Italian Express Restaurant

RETAIL & SERVICES

- The Medicine Cabinet Pharmacy
- Metro Medical/Dr. Hirsch, MD, Dr. Wolf, MD.
- Downtown Chiropractic/Dr. Lee Holmberg DC
- Dr. Tina Morehard, DDS.
- First National Center Barber Shop
- Vicki's Backroom Style Shop
- Becky's Hallmark Gift & Card Shop
- Nancy Farha's Ladies Specialty Clothing Store
- The Tinder Box Tobacco & Snack Shop
- Inspiration Nail Salon
- Copelin's Office Supply Store
- Downtown OKC Tag Agency
- Dr. Computer
- Jazzercise Center
- Gina's Tailor Shop
- Gymnastics Hall of Fame

TENANT SERVICES

- Security: 24 hours a day, 7 days a week

HISTORIC BUILDING

- Known for its Art Deco façade and Neoclassical Great Banking Hall, currently open for viewing

BRICKTOWN

- Bricktown is just a short trolley ride away

FIBER-OPTIC INFRASTRUCTURE

- Cox Communications delivers the Internet over their reliable fiber optic-based network. You'll have a "strong connection" that is always on.

UNDERGROUND

The Underground is an ultra-modern renovation of the downtown Oklahoma City underground tunnel system, previously known as The Concourse. This revitalization includes retail shops, restaurants and visual "gallery" themes with art and photography to help make locations unique and memorable. Newly constructed skywalks, street-level entry portals and an entirely new navigational system will make this one of the most state-of-the-art transportation systems in the world. On top of it all, the Underground connects directly to First National Center.



Milbank Real Estate

LOCATION: Downtown Oklahoma City, within easy access to downtown's Legal, Financial and Corporate Business districts.

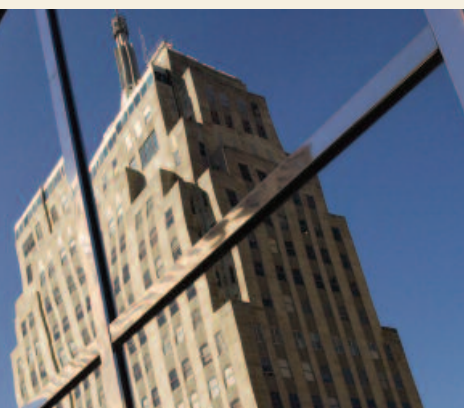
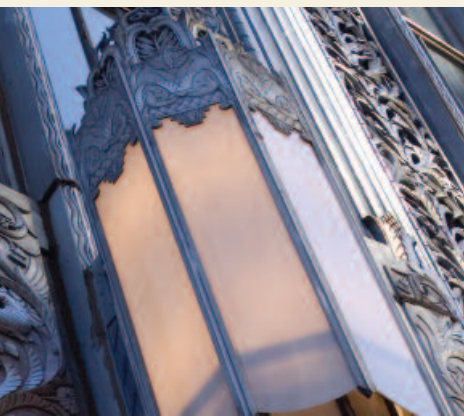
BUILDING TYPE: This early 20th century building, formerly occupied by First National Bank, is representative of the Art Deco and Neoclassical styles.

PARKING: Three garages within walking distance: two are directly accessible through the Underground and one connects directly to the building.

SURROUNDING AMENITIES:

- The Underground
- Bicentennial Park
- Civic City Music Hall
- Ford Center
- Ronald J. Norick Library/Learning Center
- Myriad Botanical Gardens
- OKC Art Museum
- OKC National Memorial & Museum
- Regatta Park
- Bricktown
- Bass Pro Shop
- Coca Cola Events Calendar
- Cox Business Services Convention Center
- Crystal Bridge
- Harkins Theatre
- SBC Bricktown Ballpark
- Toby Keith's

ACCESS: Strategically located at the "100 Percent Corner" of Robinson and Park avenues, directly connecting with the Underground tunnel system.



**120 N. ROBINSON
OKLAHOMA CITY, OK 73102**

UNDER NEW OWNERSHIP

Milbank Real Estate
660 S. Figueroa Street
24th Floor
Los Angeles, CA 90017
213.403.1400

Approximate Gross Sq. Footage:
1,000,000 square feet

Parking:
3 garages within walking distance

Building Hours
6:00 am – 6:00 pm M-F
8:00 am – 12:00 pm SAT

DISTANCES FROM PROPERTY

- Midwest City. 8 miles
- The Village. 10 miles
- Bethany 11 miles
- Moore 11 miles
- Edmond 14 miles
- Mustang. 17 miles
- New Castle. 19 miles



Leasing information for First National Center and other properties in our portfolio are available upon request.