



About the 23rd Street Armory Project

Since our humble beginnings in 2009, we've made it a priority to give back to our community. When the Oklahoma Office of Management and Enterprise Services (OMES) announced that the 23rd Street Armory building was up for sale in late 2017, we jumped at the chance to revive a part of Oklahoma's history and create a place our community can be proud of.

The timing couldn't have been better. We were growing fast and needed more space but wanted to stay in the town we know and love. The 23rd Street Armory fit the bill perfectly.

Under our plan and with the support of OMES, we're revitalizing the building with a new purpose – creating an experience for guests from around the nation to enjoy. The 87,000-plus-square-foot-building will get an exterior facelift while maintaining its unique history and Art Déco façade.

On the interior, a 60-barrel, state-of-the-art brewhouse will occupy the drill hall on the first floor, filled with stainless steel production tanks and an automated canning line with the perimeter space surrounding the floor housing storage, office, barrel aging and more. The east wing of the second floor will feature an 8,000-square-foot restaurant and taproom, with indoor and patio seating for more than 160 patrons. The full-service restaurant will serve a diverse collection of food and beverages. On the third floor of the east wing, dedicated event spaces will be available for community and private events.

A 22-room boutique hotel will tie the experience together. Hotel rooms will occupy the second and third floors of the west wing of the building with a refined lobby located on the west side of first floor to welcome guests.

We've partnered with some fellow Oklahomans to help us restore this building to its former glory, including Spur Design, architecture and engineering; Smith & Pickel, general contractor; Preservation and Design Studio, historic preservation consulting; and Price Edwards, real estate and leasing.

The project might take some time and we've got a lot of work to do, but we hope to see you in 2020 raising a glass in COOP's new home at the fully-restored 23rd Street Armory. We'll drink to that.



Frequently Asked Questions (23rd Street Armory Edition)

What Is the 23rd Street Armory project?

It's a new project we're taking on in Oklahoma City. We're rejuvenating the 23rd Street Armory building, which had previously served as home to the Oklahoma National Guard for several decades.

Our goal is to bring the building back to its former glory and turn it into a unique and special experience, featuring a state-of-the-art brewhouse, restaurant and taproom, event spaces and boutique hotel.

Why did you pick the 23rd Street Armory?

It not only gives us the space we need, but it's also part of Oklahoma's history. We knew we'd outgrow our current facility so we started looking a few years ago. When we found out the armory was up for sale, we jumped at the opportunity. It's the perfect place for us to continue our growth and create something new for the community we know and love.

But, what are you really doing?

We're giving the exterior a facelift, keeping its art deco façade intact, but completely reimagining the interior. We'll have a 60-barrel brewhouse in the drill hall on the first floor, surrounded by cold-storage, offices, barrel aging and more.

There will also be an 8,000-square-foot restaurant and taproom with indoor and patio seating, a separate space for private events, as well as a 22-room boutique hotel. The building is about 87,000 square feet and three stories tall and we're restoring every inch.



How are you doing all of this?

We've partnered with some fellow Oklahomans to help us bring this vision of ours to life.

Special thanks to our development partners Spur Design, architecture and engineering; Smith & Pickel, general contractor; Preservation and Design Studio, historic preservation consulting; and Price Edwards, real estate and leasing.

Why is it important to Oklahoma City?

We love OKC, so what better way to serve our town than by bringing something cool to the community.

From economic growth and bringing tourism dollars to our state to job creation and community revitalization, we're hoping to make an impact. Considering forecasted operations in 2025, we anticipate an annual economic impact of more than \$26 million.

So, when is this place going to open?

We're hoping to break ground in the fall of 2018, with construction ongoing for about 2 years. Our goal is to raise a toast to our Grand Opening together in the fall of 2020 at the new home of COOP inside the 23rd Street Armory.

How can I keep tabs on the project?

You can find regular updates on our Facebook, Instagram and Twitter. We'll also send quarterly updates to local media and do our best to keep the news coming on progress.

Of course, if you're a customer and have specific questions, shoot them our way by email at info@coopaleworks.com. Media members, please contact us at coop@kochcomm.com.