

## Film Row's Hart building changes hands

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Published: January 11th, 2012

OKLAHOMA CITY – The historic Hart building on Film Row near downtown Oklahoma City has changed hands for nearly \$1.6 million, county assessor records show.

The transfer of property from Claims Management Resources Inc. to Hart Partners LLC follows through on plans revealed by developer Chip Fudge several months ago. He has been renovating the building in preparation for several businesses that had already committed to move in.

The Hart building at 720 W. Sheridan Ave. was built in 1956 as a storage warehouse facility, providing the potential for about 42,000 square feet of office space about to be realized. Claims Management Resources purchased the building in 2007 from Film Exchange Row LLC for \$1.2 million, but renovation construction did not begin until November last year.

Fudge, who is chairman of CMR as well as filing agent for Hart Partners, six years ago began acquiring buildings in the area formally referred to as the Film Exchange District for development. Film Row is a specific two-block zone within the district that was placed on the National Historic Register in 2007 to recognize its importance as a screening and distribution point for several movie houses, including Columbia Pictures, RKO Radio Pictures and Republic Pictures.

Fudge said earlier that companies that expressed intent to move into the Hart building after renovations are Credit Collections Inc. and Ferrell Co. Fudge was out of town Wednesday and could not be reached for comment.

Film Row is already home to Individual Artists of Oklahoma, as well as Joey's Pizza. Film Row recently underwent extensive streetscaping renovations, funded in large part by a tax increment finance district.