Executive Summary



Details

Lease Rate:	Negotiable
Available SF:	9,257 SF
Lot Size:	10,657 SF
Building Size:	47,305 SF

Overview

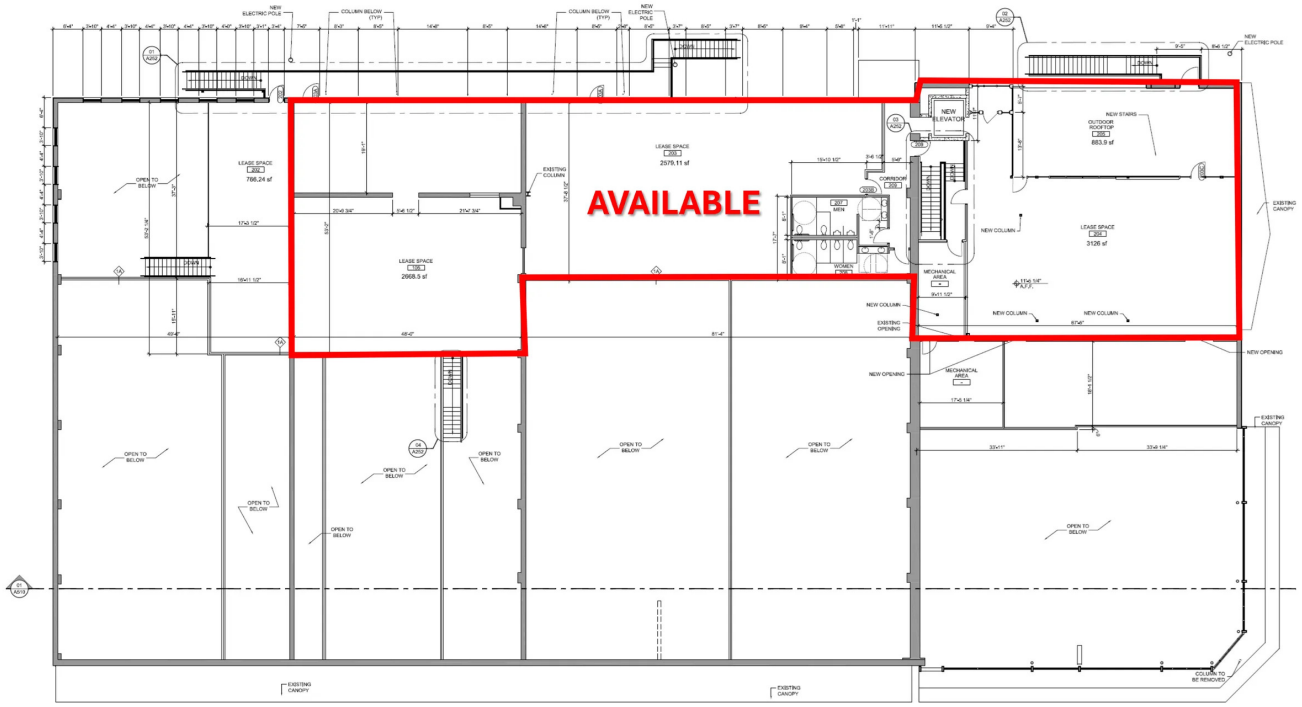
Located at the northwest corner of NW 23rd and Walker along historic Route 66 in the energetic Uptown 23rd district. This property has easy access to I-235, situated between the OK State Capitol and Oklahoma City University and direct access to the art inspired Plaza District. Join co-tenants Walgreens, Old School Bagel, Pizzeria Gusto, Maht, Anytime Fitness, OK Runner, Walk In Salon.

Highlights

- Ample private parking on the same block north of building
- Ideally located in the heart of Uptown 23rd district
- Available suite is move in ready

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Lease Spaces



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	9,257 SF	Lease Rate:	Negotiable

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Second Floor- Suite 204-205	Available	9,257 SF	NNN	Negotiable	Located on the second floor with two exterior entrances and a private elevator. This suite is move in ready with large bathrooms, a large break room with sinks, counter tops, room for multiple tables and in another part of the suite a full kitchen. Stained concrete floors and exposed barrel roof in the majority of the suite. Private outdoor patio. 3 dedicated parking spots.

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Additional Photos









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Second Floor Offices



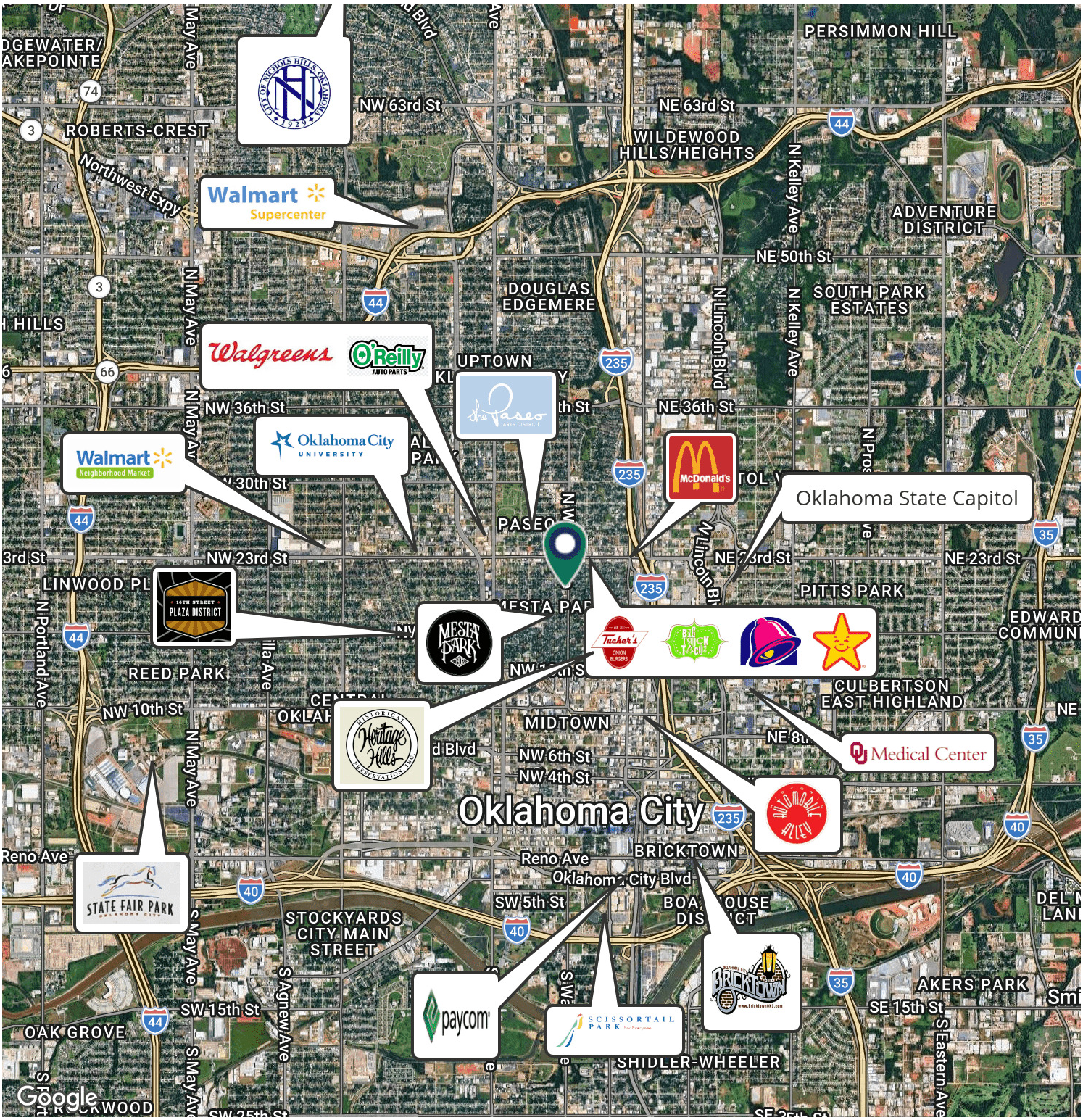






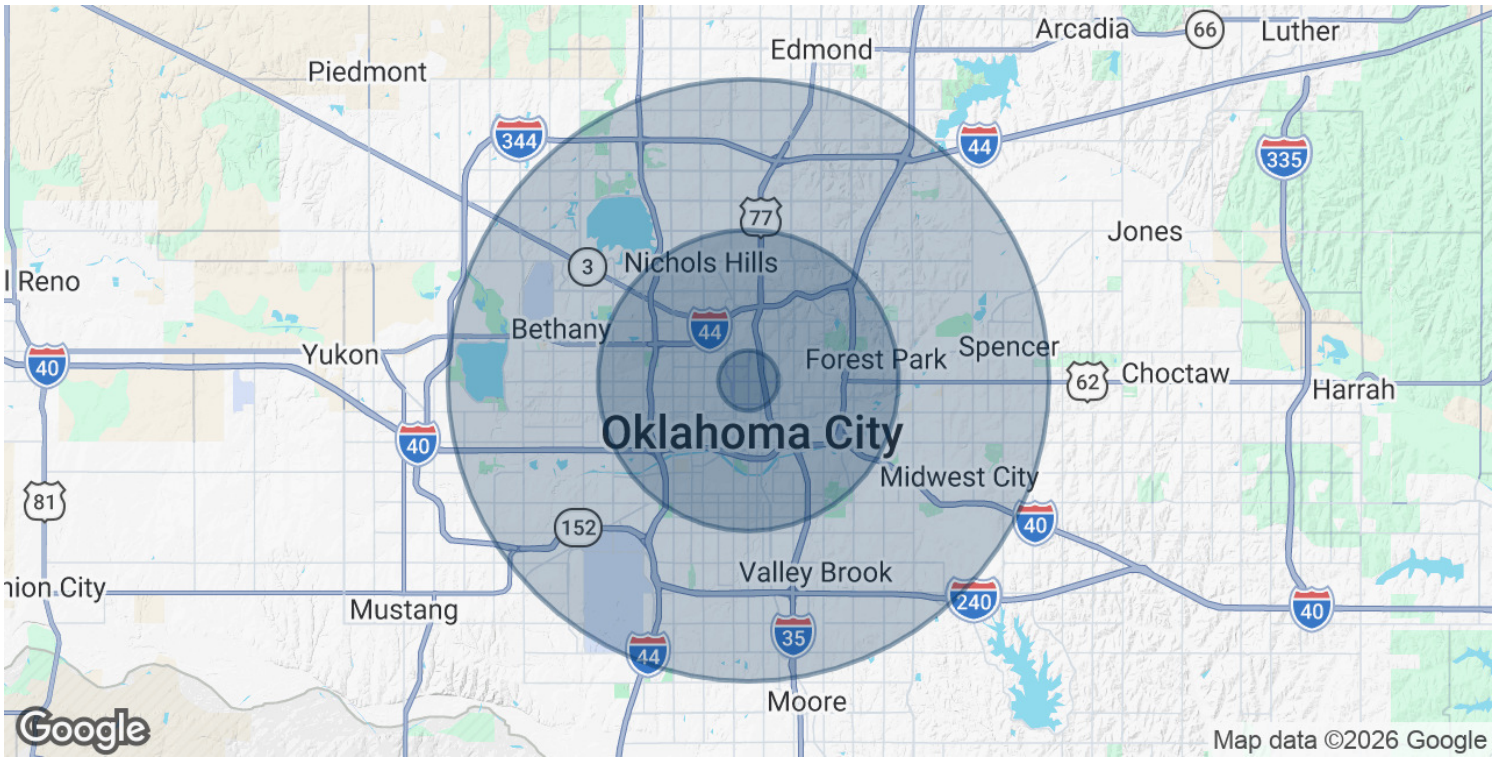
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Retailer Map



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Demographics Map & Report



Population	1 Mile	5 Miles	10 Miles
Total Population	11,845	187,658	658,505
Average Age	38	38	38
Average Age (Male)	38	37	37
Average Age (Female)	37	39	39

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	6,280	79,833	266,288
# of Persons per HH	1.9	2.4	2.5
Average HH Income	$98,157	$72,994	$79,232
Average House Value	$431,244	$254,792	$232,663

2020 American Community Survey (ACS)

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