

OFFICE SPACE FOR LEASE

420 NW 6TH ST

Oklahoma City, OK 73102

TYLER HUXLEY
405.973.8435
tyler@creekcre.com

GARRETT MCGINNIS
405.919.9297
garrett@creekcre.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (MG)
Building Size:	13,955 SF
Available SF:	2,000 - 4,000 SF
Year Built:	1942
Renovated:	2015

LOCATION OVERVIEW

We have a beautiful office space available for lease in Midtown, OKC. The first-floor suite is currently in shell condition and can be divided to accommodate a variety of space needs. Its prime Midtown location offers excellent visibility, walkability, and convenient access to nearby restaurants, retail, and services. The flexible layout provides an opportunity for a fully customized build-out tailored to your business. Lease terms and build-out options are negotiable, making this an ideal opportunity for tenants seeking modern, adaptable space in one of Oklahoma City's most vibrant and growing districts.

SPACES	LEASE RATE	SPACE SIZE
Floor 1	\$20.00 SF/yr	2,000 - 4,000 SF

TYLER HUXLEY
405.973.8435
tyler@creekcre.com

GARRETT MCGINNIS
405.919.9297
garrett@creekcre.com

22'-4 1/2"

EXISTING PROPERTY LINE

8'-0 1/2"

5'-4"

8'-1 1/2"

5'-1 1/2"

LEGAL DES LOT 30 31 OKLAHOMA

FIRST FLOOR AREA AREA 8,705 SQ. FT.

NOT IN SCOPE

105'-10 3/8"

24'-9 1/2"

7'-0"

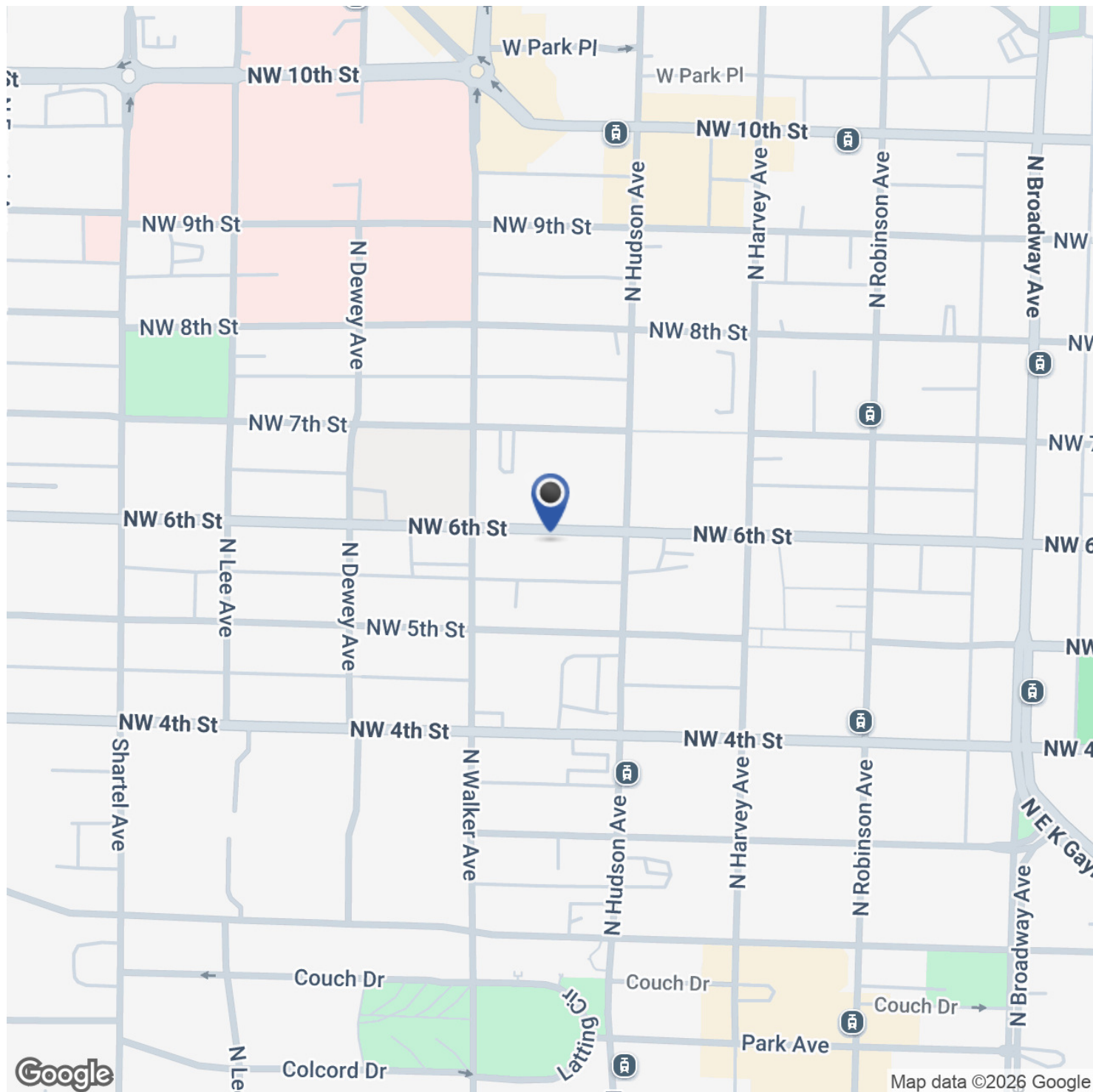
8'-1 1/2"

8'-0 1/2"

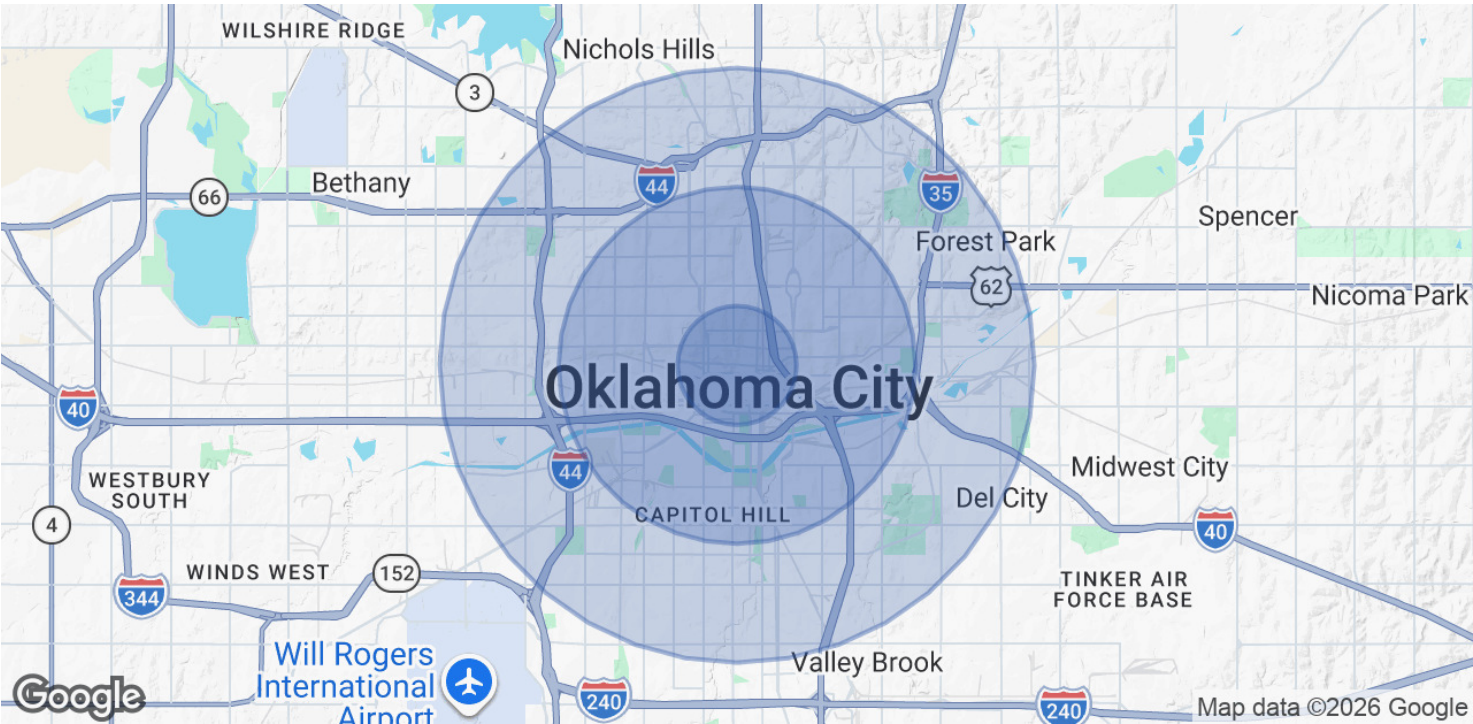
GARRETT MCGINNIS
405.919.9297
garrett@creekcre.com



CREEK | CRE



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,580	78,778	217,710
Average Age	37	37	37
Average Age (Male)	37	37	36
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,482	33,943	87,833
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$81,362	\$69,298	\$64,740
Average House Value	\$402,617	\$251,352	\$208,144

* Demographic data derived from 2020 ACS - US Census

TYLER HUXLEY
405.973.8435
tyler@creekcre.com

GARRETT MCGINNIS
405.919.9297
garrett@creekcre.com