

PROPERTY SUMMARY



PROPERTY DESCRIPTION

The entire third floor of the Paramount Building is now available, offering 5,475 SF of prime office space with high ceilings, large windows, and historic character that blends seamlessly with modern updates. This open, flexible layout is perfect for a creative office, professional services, or collaborative workspace. Additionally, retail space is available on the first floor, providing excellent visibility and foot traffic in the heart of downtown. Located just off Sheridan Avenue, the Paramount Building offers easy access to OKC’s best dining, entertainment, and business destinations.

Office Space	\$17.00 (NNN) 1,225-5,475 SF
Building Size:	39,900 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,517	33,133	83,099
Total Population	8,039	79,935	208,997
Average HH Income	\$68,560	\$67,445	\$63,913

PROPERTY HIGHLIGHTS

- Full third-floor office space with 5,475 SF, featuring an open layout, large windows, and historic charm
- First-floor retail space available with high visibility in a walkable downtown area
- Prime downtown location just off Sheridan Avenue, surrounded by restaurants, entertainment, and business hubs
- Easy access to parking, public transit, and major downtown destinations

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ADDITIONAL PHOTOS



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12'-8" 23'-6" 15'-2" 15'-9" 14'-8" 11'-8" 16'-4" 10'-2" 6'-2"

17'-10" OFFICE 218 sqft LOBBY 540 sqft OFFICE 145 sqft OFFICE 153 sqft OFFICE 142 sqft WVN 112 sqft MEN 97 sqft

21'-7" OFFICE 376 sqft KITCHENETTE 26 sqft OFFICE 371 sqft OFFICE 213 sqft HALLWAYS 748 sqft OFFICE 172 sqft

+3'-6" FOYER 15 sqft RSTRM 28 sqft OFFICE 123 sqft OFFICE 1236 sqft

+4'-10" RSTRM 57 sqft CLST 29 sqft OFFICE 176 sqft OFFICE 240 sqft

+0'-9" +0'-6" +1'-1" 0'-0"

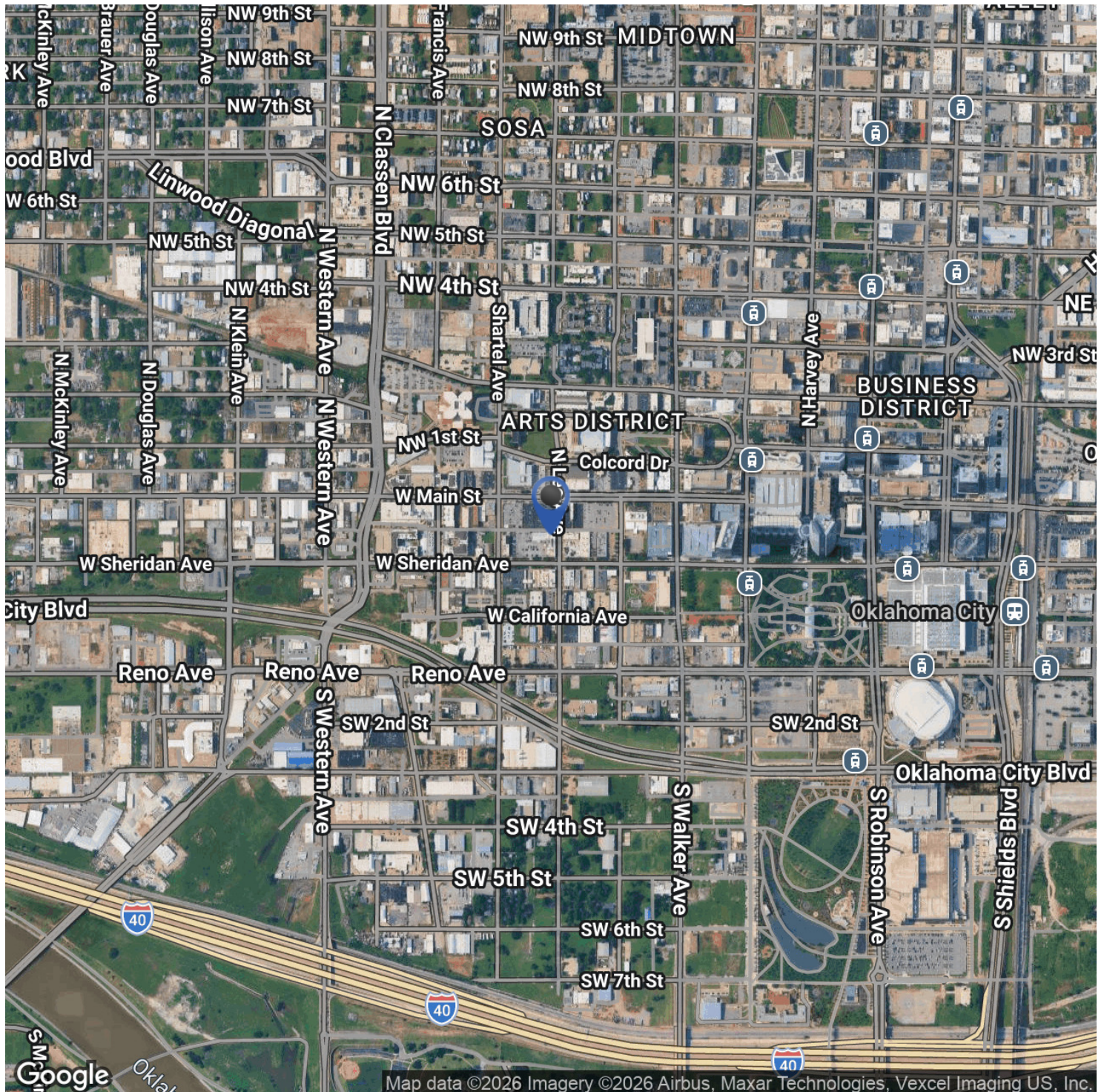
2'-0" (PARAPET HEIGHT)

16'-1" 16'-6" 10'-10" 7'-6" 3' 15'-5" 19'-8" 12'-11" 5'-2" 10'-6" 5'-1" 5'-6"

3'-11"

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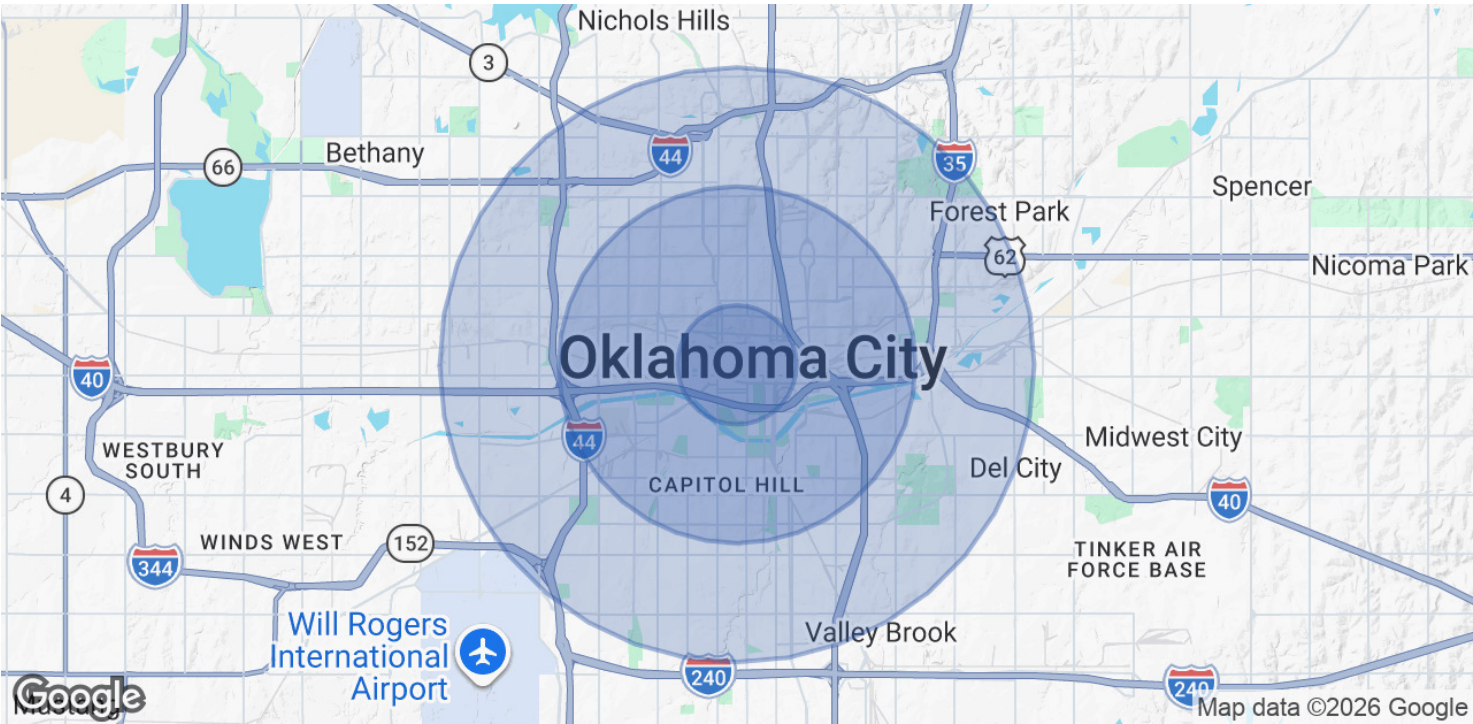
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,039	79,935	208,997
Average Age	38	36	37
Average Age (Male)	38	36	36
Average Age (Female)	37	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,517	33,133	83,099
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$68,560	\$67,445	\$63,913
Average House Value	\$386,318	\$241,890	\$202,843

2020 American Community Survey (ACS)

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