

PROPERTY SUMMARY



PROPERTY DESCRIPTION

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.

PROPERTY HIGHLIGHTS

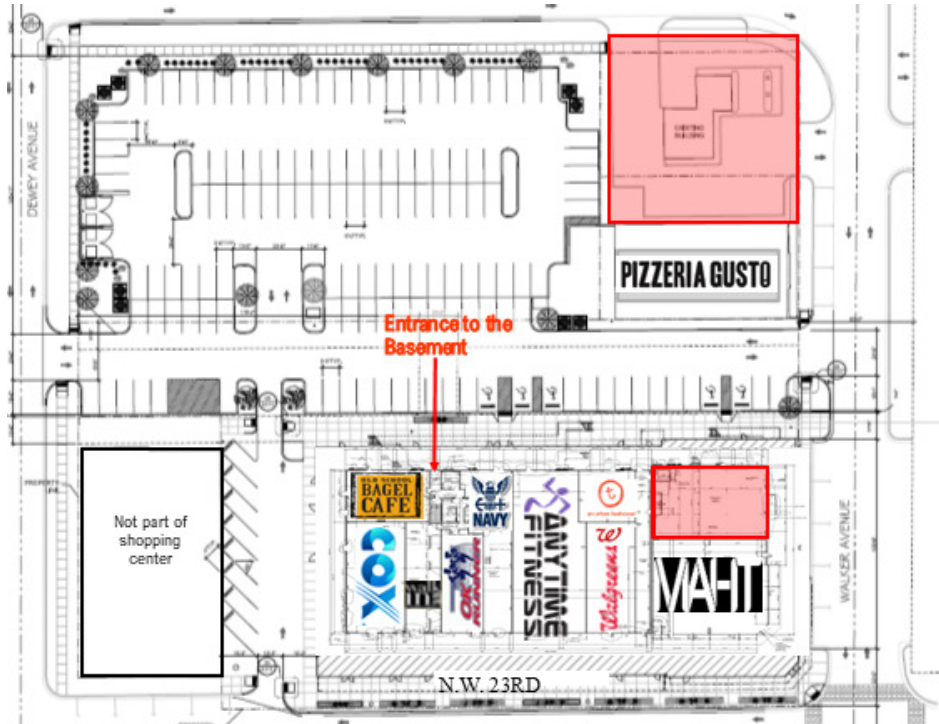
- Ample private parking on the same block north of building
- Ideally located in the heart of Uptown 23rd district
- All available suites are move in ready

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	949 - 9,257 SF
Lot Size:	10,657 SF
Building Size:	47,305 SF

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TROY HUMPHREY

LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	949 - 9,257 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	SIZE (SF)	DESCRIPTION
■ 519 NW 23rd St, Ste 110	3,482 SF	Ground floor corner suite with tons of store front glass. Move in ready, two bathrooms, conference room, two offices. Great for retail or office. Visible from stop light at NW 23rd and Walker.
■ Second Floor- Suite 204-205	9,257 SF	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.
■ 2425 N Walker	949 SF	Formerly Pump Bar ready to be remodeled to your new concept. Tons of outdoor seating/patio dining. Small kitchen with a bar area.

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PHOTOS



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2425 N WALKER FORMERLY PUMP BAR

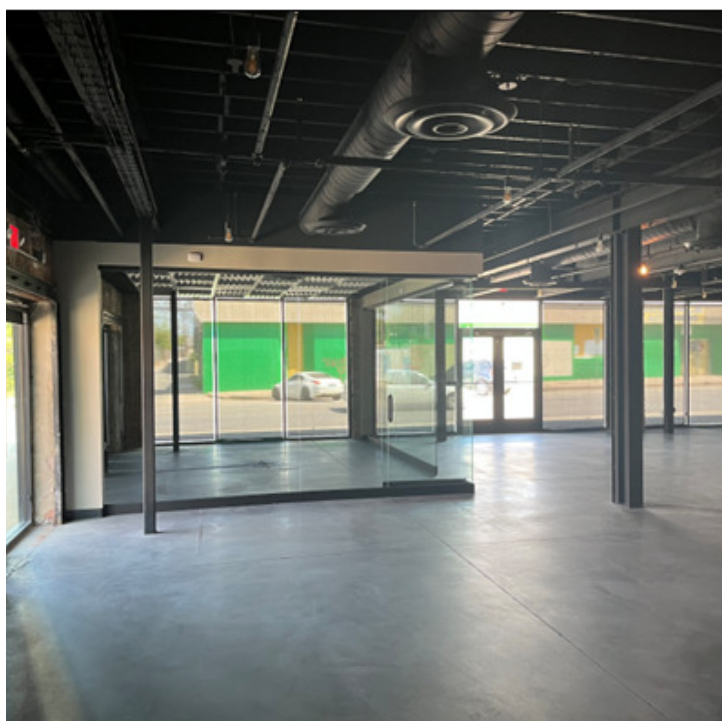
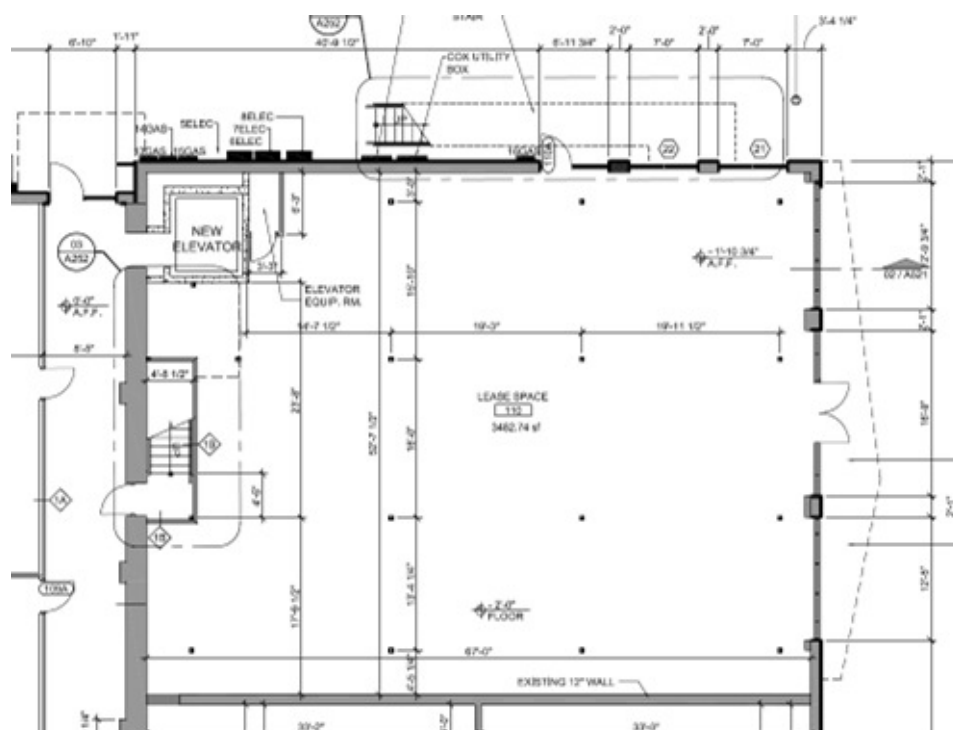
949 SF



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SUITE 110

3,603 SF



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SECOND FLOOR OFFICES

9,257 SF



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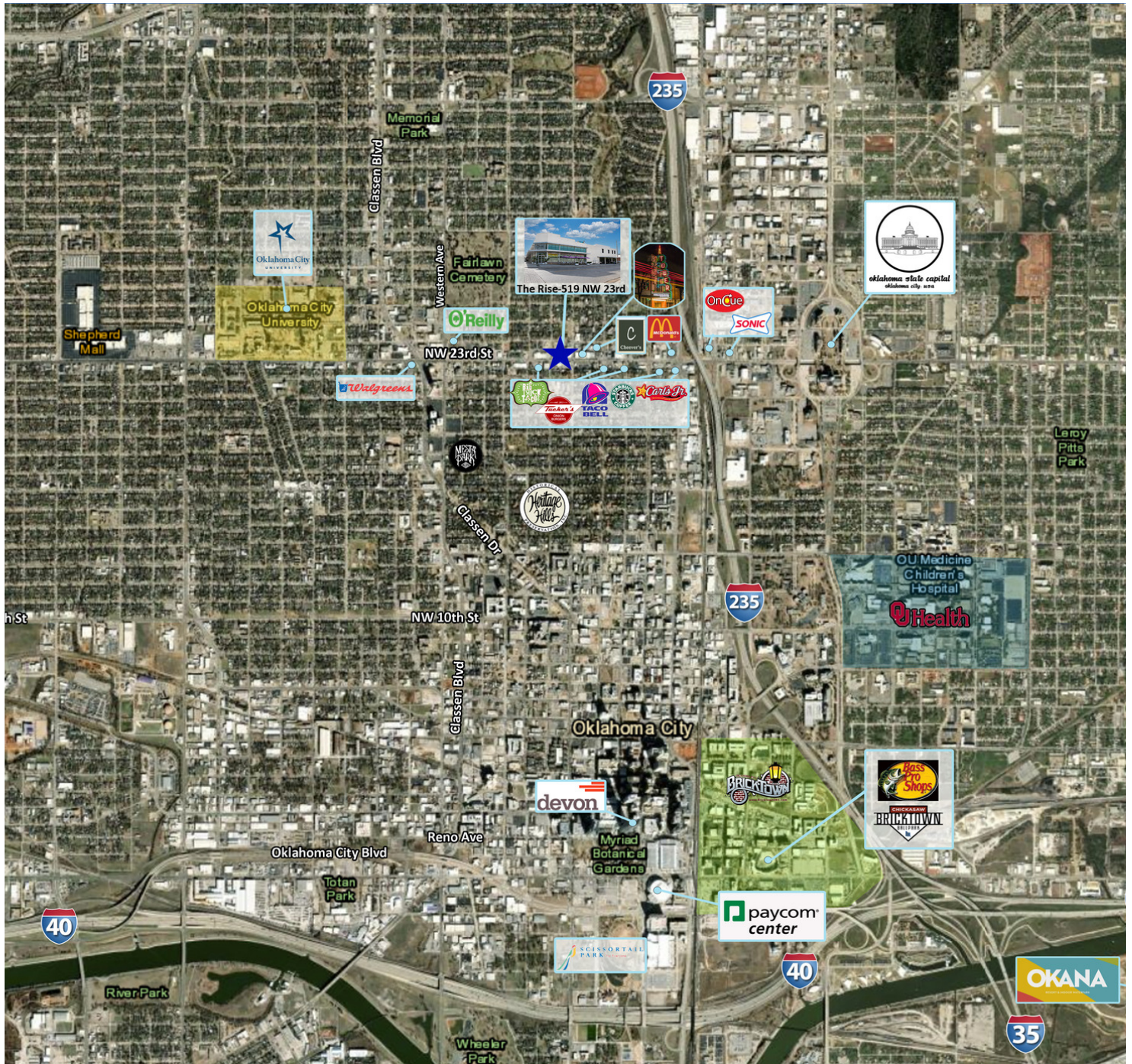
BASEMENT

1,274 SF



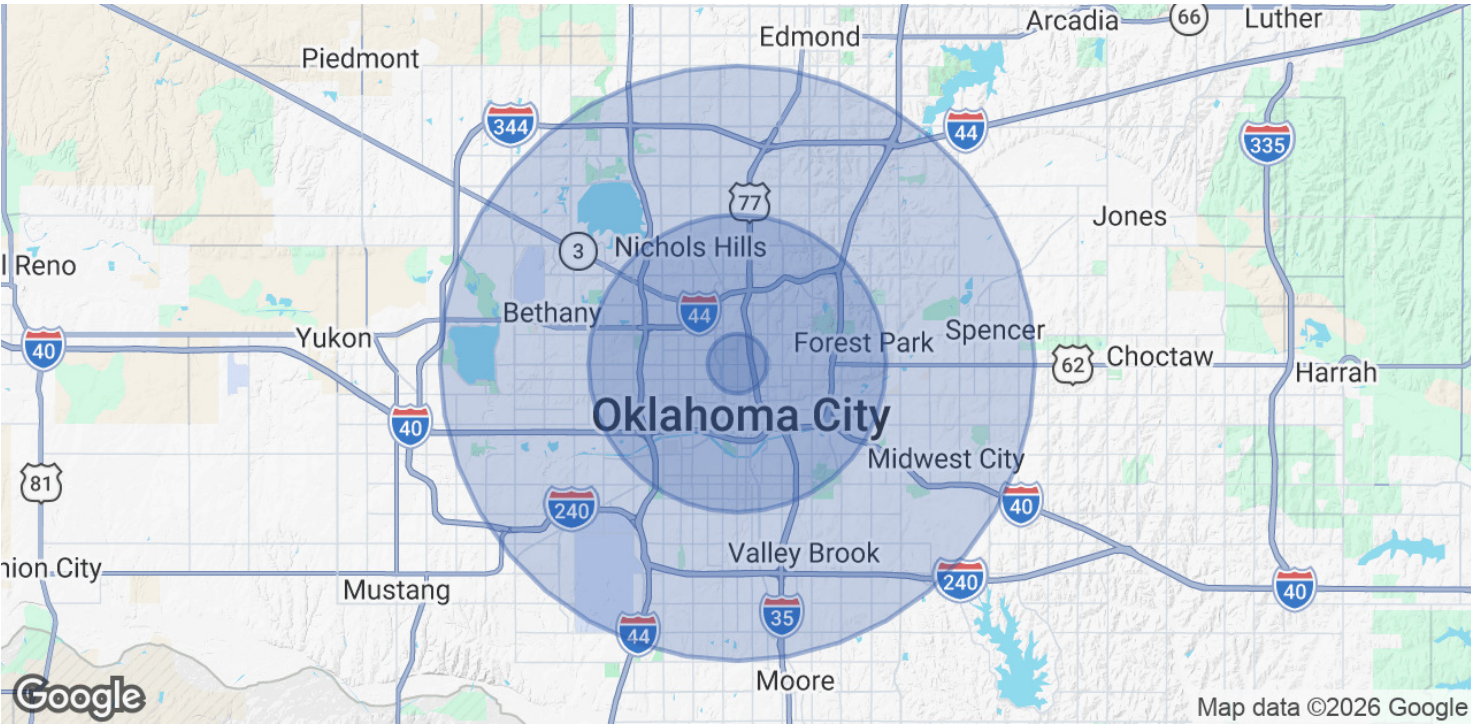
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AREA MAP



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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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