

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$4,000,000
Building Size:	11,235 SF
Available SF:	2,000 - 11,235 SF
Price / SF:	\$356.03/SF
Year Built:	1954
Renovated:	2019

PROPERTY OVERVIEW

For Sale and Lease: 1214 N Hudson Ave is a fully renovated 11,235 SF office building in Midtown, featuring modern finishes throughout. The space, upgraded in 2019, is move-in ready with an elevator providing easy access to the second floor. Large windows flood the open floor plan with natural light, making it ideal for office or creative use. With its prime location in Midtown, you'll have quick access to dining, shopping, and entertainment.

- Assumable Pre-Covid Loan Available
- Assumable lease in place on the parking lot adjacent to the north of the building
- Can be offered Fully Furnished (price of FF&E negotiable)

PROPERTY HIGHLIGHTS

SPACES	LEASE RATE	SPACE SIZE
1214	\$29.50 SF/yr	2,000 - 11,235 SF

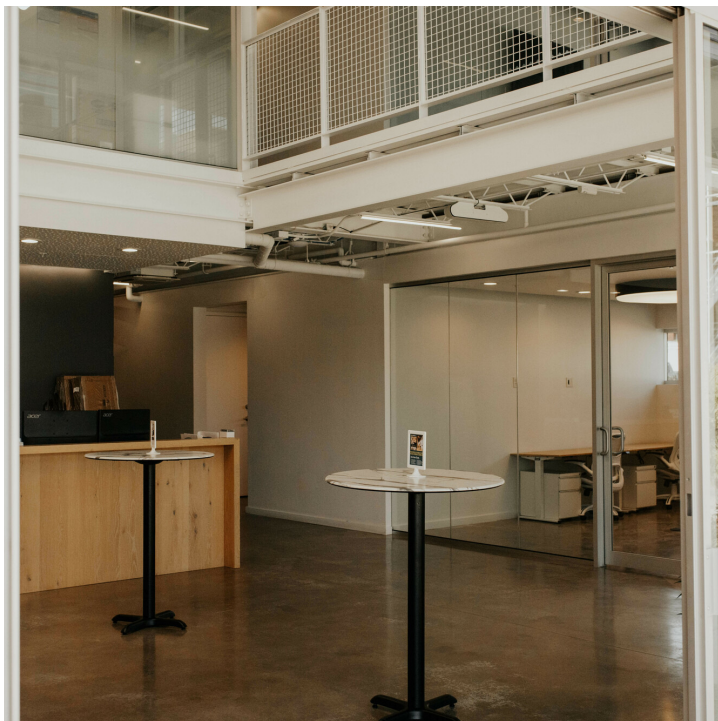
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GARRETT MCGINNIS

1214 N HUDSON AVE
1214 N HUDSON AVE | OKLAHOMA CITY, OK 73103



ADDITIONAL PHOTOS

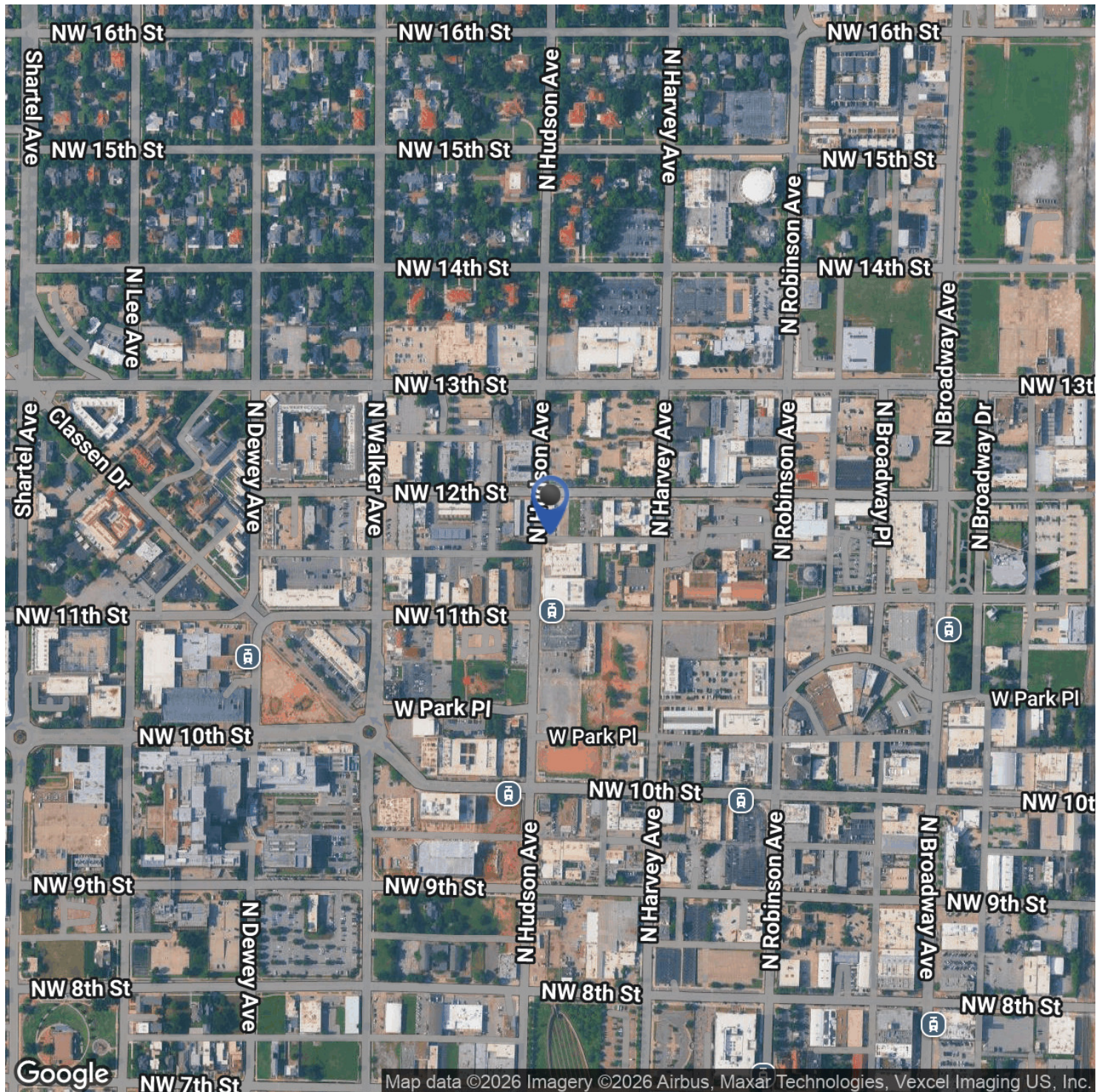


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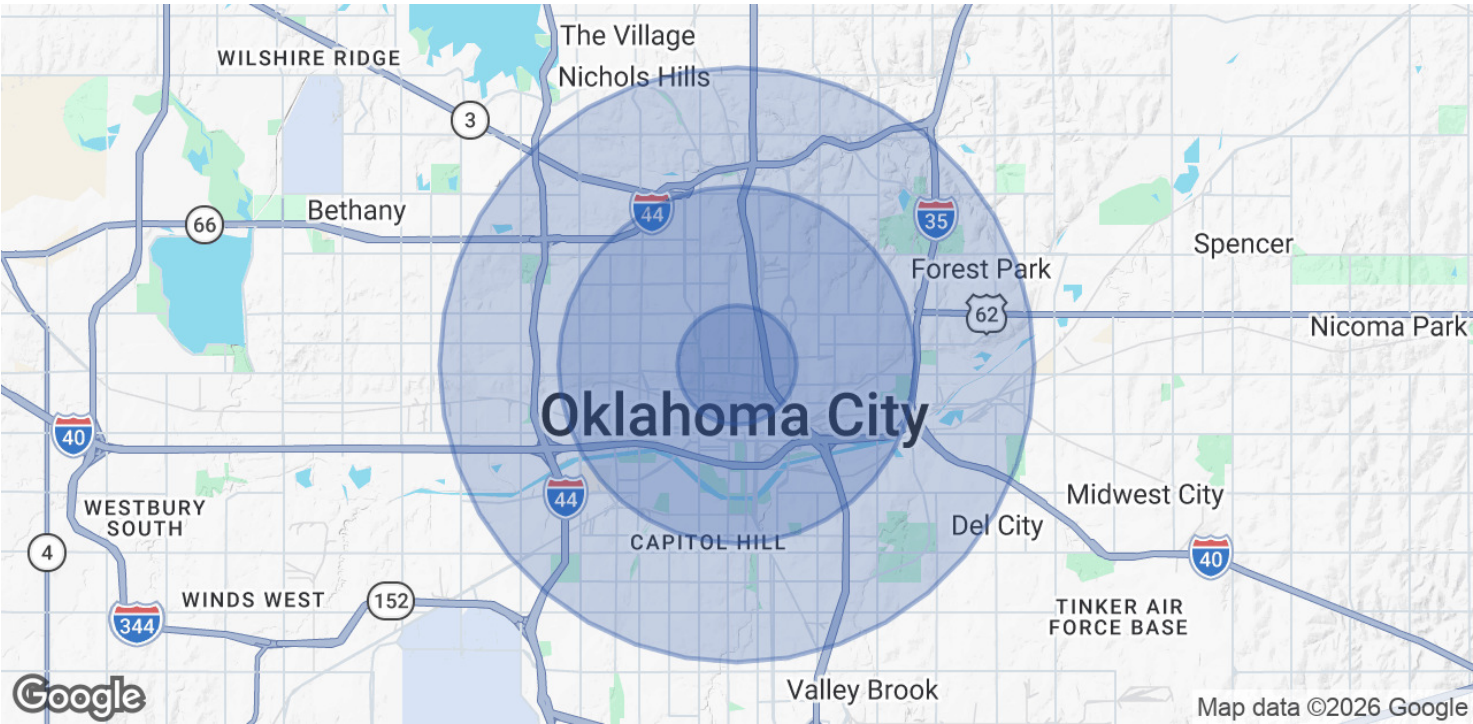
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,254	77,013	206,086
Average Age	37	37	37
Average Age (Male)	37	37	36
Average Age (Female)	37	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,517	34,238	84,075
# of Persons per HH	2	2.2	2.5
Average HH Income	\$91,669	\$70,341	\$65,743
Average House Value	\$440,820	\$261,454	\$214,844

2020 American Community Survey (ACS)

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