



OFFICE SPACE FOR SALE

607 N BROADWAY AVE

Oklahoma City, OK 73102



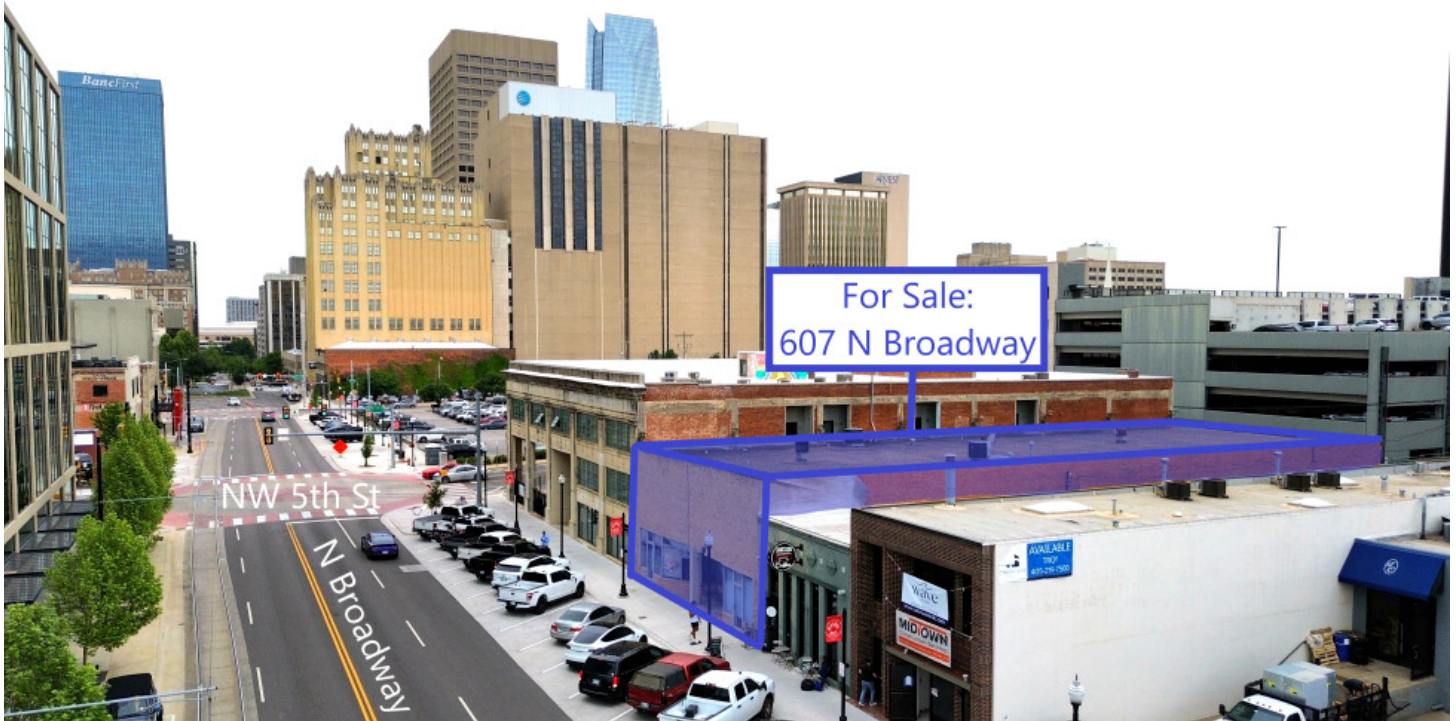
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AUGUST 10, 2026

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,399,000
Building Size:	12,000 SF
Lot Size:	7,135 SF
Price / SF:	\$116.58
Year Built:	1951
Zoning:	DBD

PROPERTY OVERVIEW

Prime downtown office property on North Broadway offering outstanding visibility and exposure. The 12,000 SF building features 6,000 SF of first-floor office space and a 6,000 SF upper-level parking deck. A secure, enclosed lot provides 22 surface spaces, plus three additional covered spots. This rare combination of office and ample on-site parking makes it ideal for businesses seeking convenience, accessibility, and a strong presence in a high-traffic corridor.

PROPERTY HIGHLIGHTS

- 22 parking spaces within an enclosed parking garage on the upper level
- Highly walkable and transit-accessible, surrounded by restaurants, retail, and entertainment
- Strong frontage along N Broadway with steady vehicle and pedestrian traffic
- Located in a rapidly growing downtown submarket with ongoing investment and revitalization activity

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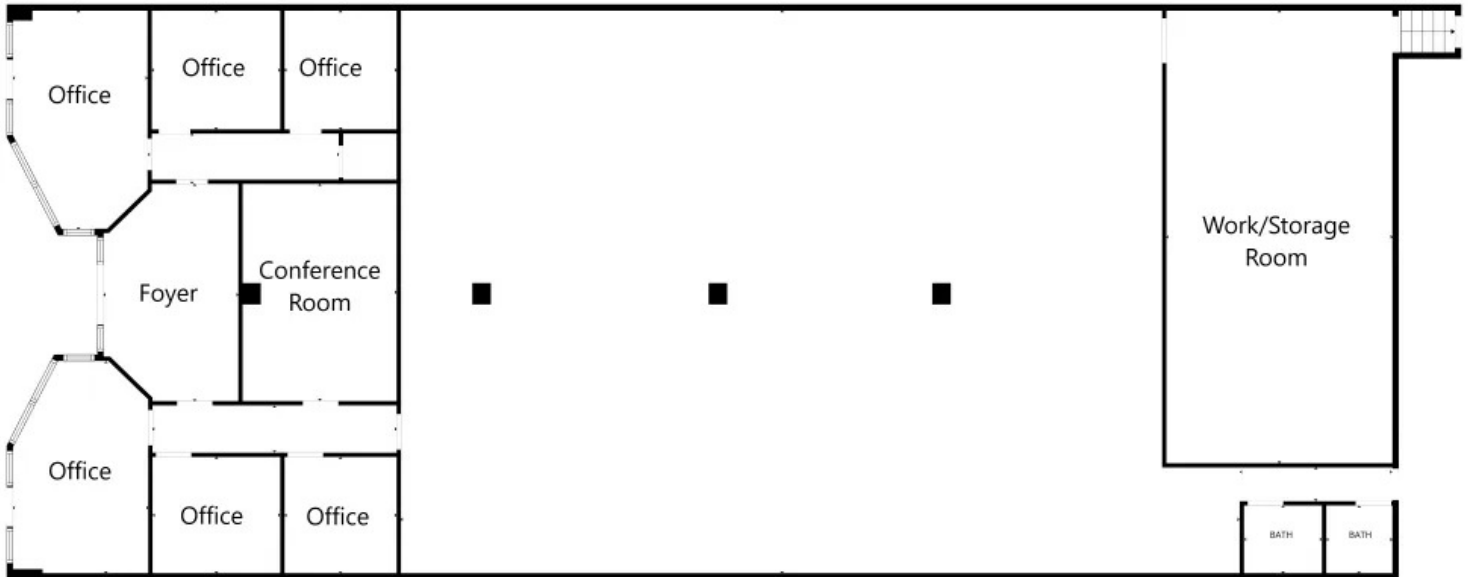
ADDITIONAL PHOTOS



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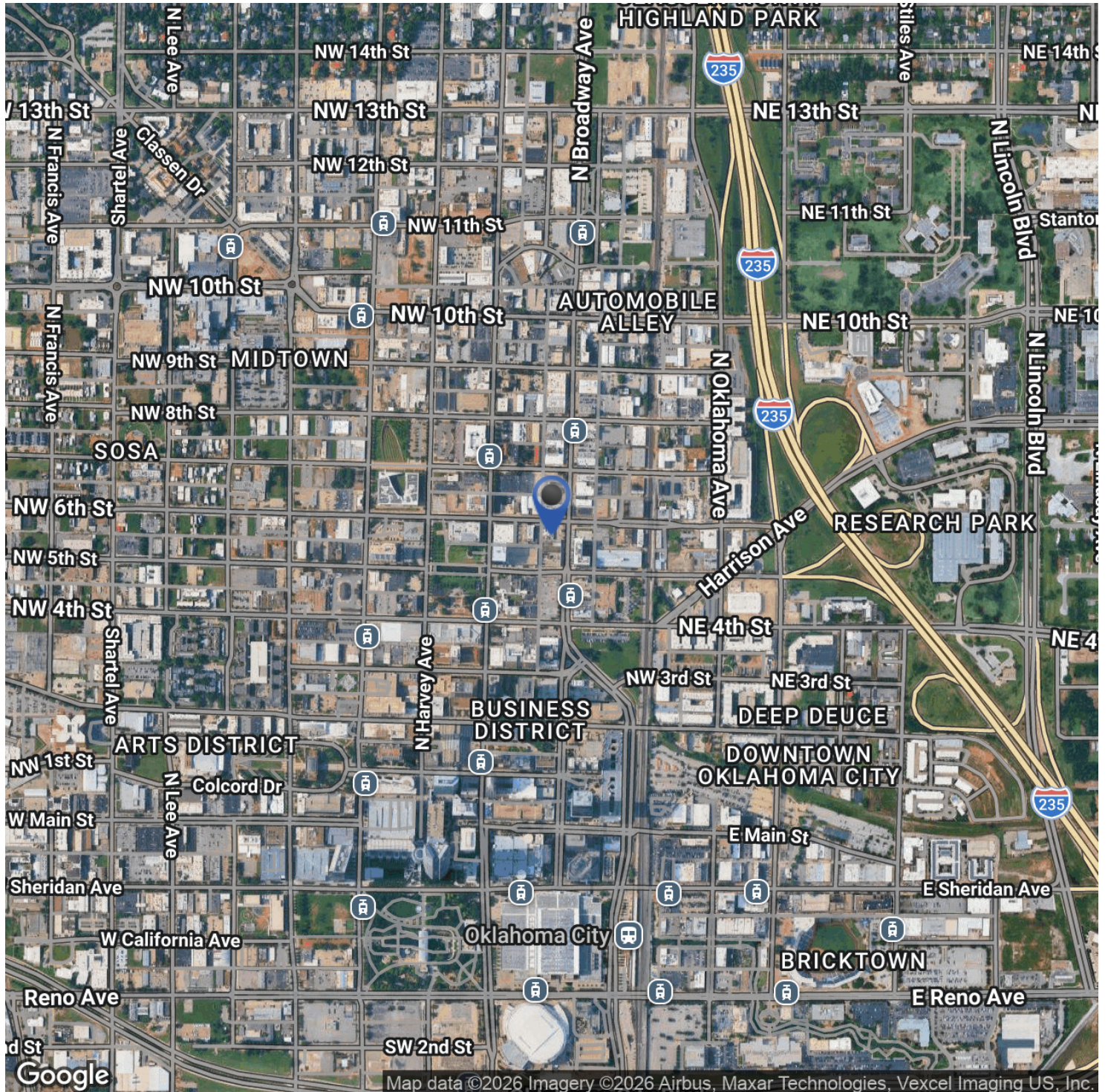
FLOOR PLANS



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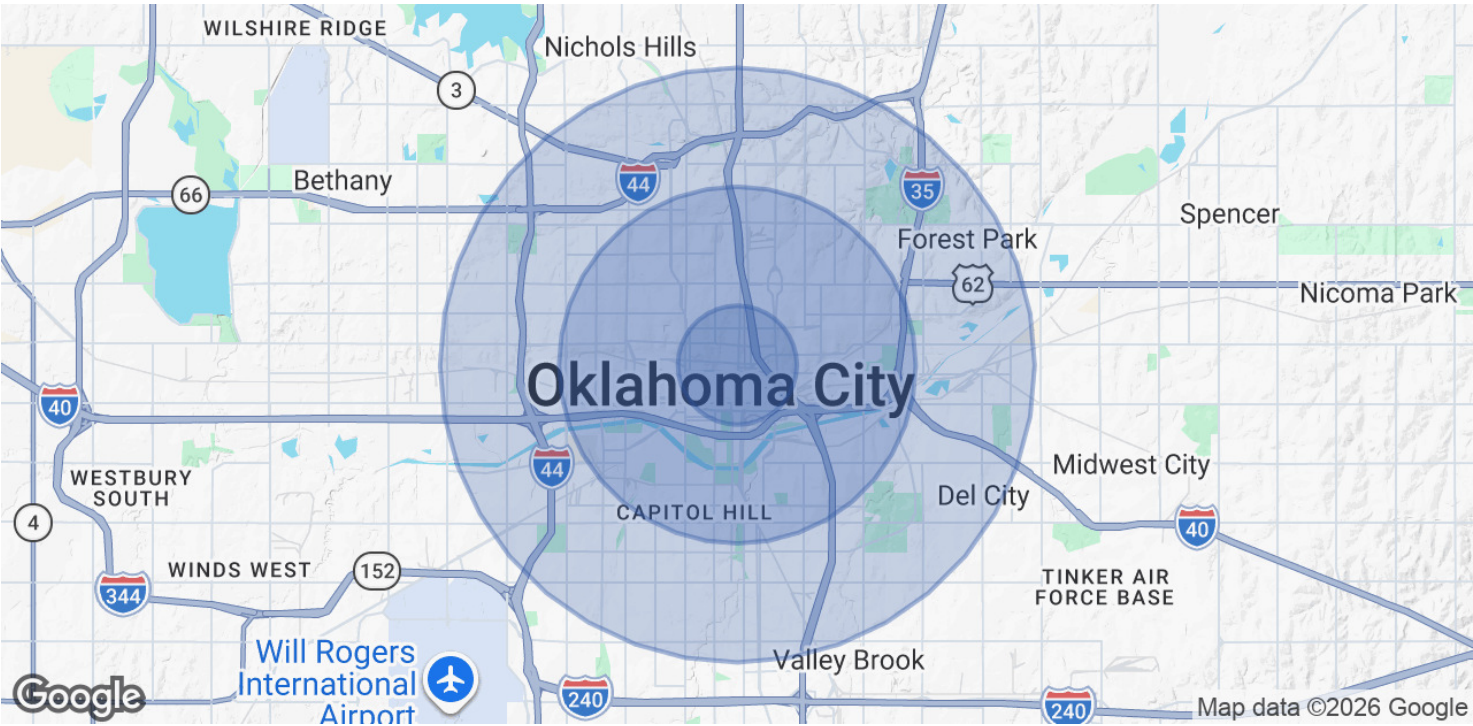
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,348	75,091	201,605
Average Age	33.2	33.6	33.8
Average Age (Male)	34.1	33.8	33.8
Average Age (Female)	32.1	33.8	34.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,741	32,487	82,800
# of Persons per HH	2.0	2.3	2.4
Average HH Income	\$103,112	\$79,379	\$70,990
Average House Value	\$453,889	\$229,750	\$175,580

2023 American Community Survey (ACS)

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