

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This three-story, build-to-suit opportunity offers exceptional flexibility in one of Oklahoma City’s most desirable cultural corridors, just steps from the vibrant Plaza District. The site is zoned for a full three-story mixed-use building, and the owner is ready to deliver a custom build tailored to your vision—whether you're an investor, developer, or owner-user seeking a flagship location. The ground floor is ideal for a restaurant, café, bar, or retail concept, with large storefront windows and a pedestrian-friendly streetscape that complements the energy of the surrounding district. The upper floors offer limitless potential: modern office space, creative studios, boutique suites, or even a luxury penthouse residence. With its walkable setting, strong foot traffic, and close connection to the Plaza’s thriving restaurant, arts, and entertainment scene, this property presents a rare chance to secure a fully customized building in one of OKC’s most dynamic and continually growing areas. This is a standout investment opportunity with unmatched location appeal and long-term value.

OFFERING SUMMARY

White Box Finish:	\$1,795,000
Additional Finishes:	Negotiable
Lot Size:	6,982 SF
Building Size:	7,520 SF
Average Floorplate:	2,590 SF

CUSTOM HEADER

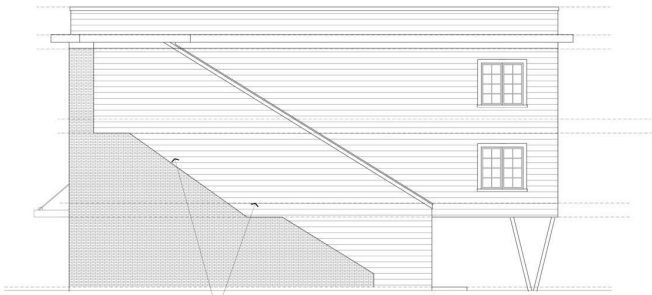
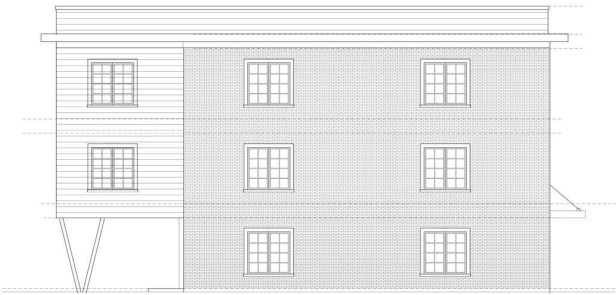
- Build-to-Suit Opportunity – Owner will deliver a fully customized three-story building tailored to your specific needs.
- Flexible Mixed-Use Zoning – Suitable for restaurant, retail, office, creative space, or a luxury penthouse residence.
- Prime Plaza District Proximity – Located just steps from one of OKC’s most vibrant cultural and commercial hubs.
- High Visibility & Foot Traffic – Ideal for customer-facing businesses seeking strong exposure and walkability.
- Investment or Owner-User – Perfect for long-term investors or buyers wanting to occupy and operate in a premier location.

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ADEN STRUBLE

ELEVATIONS



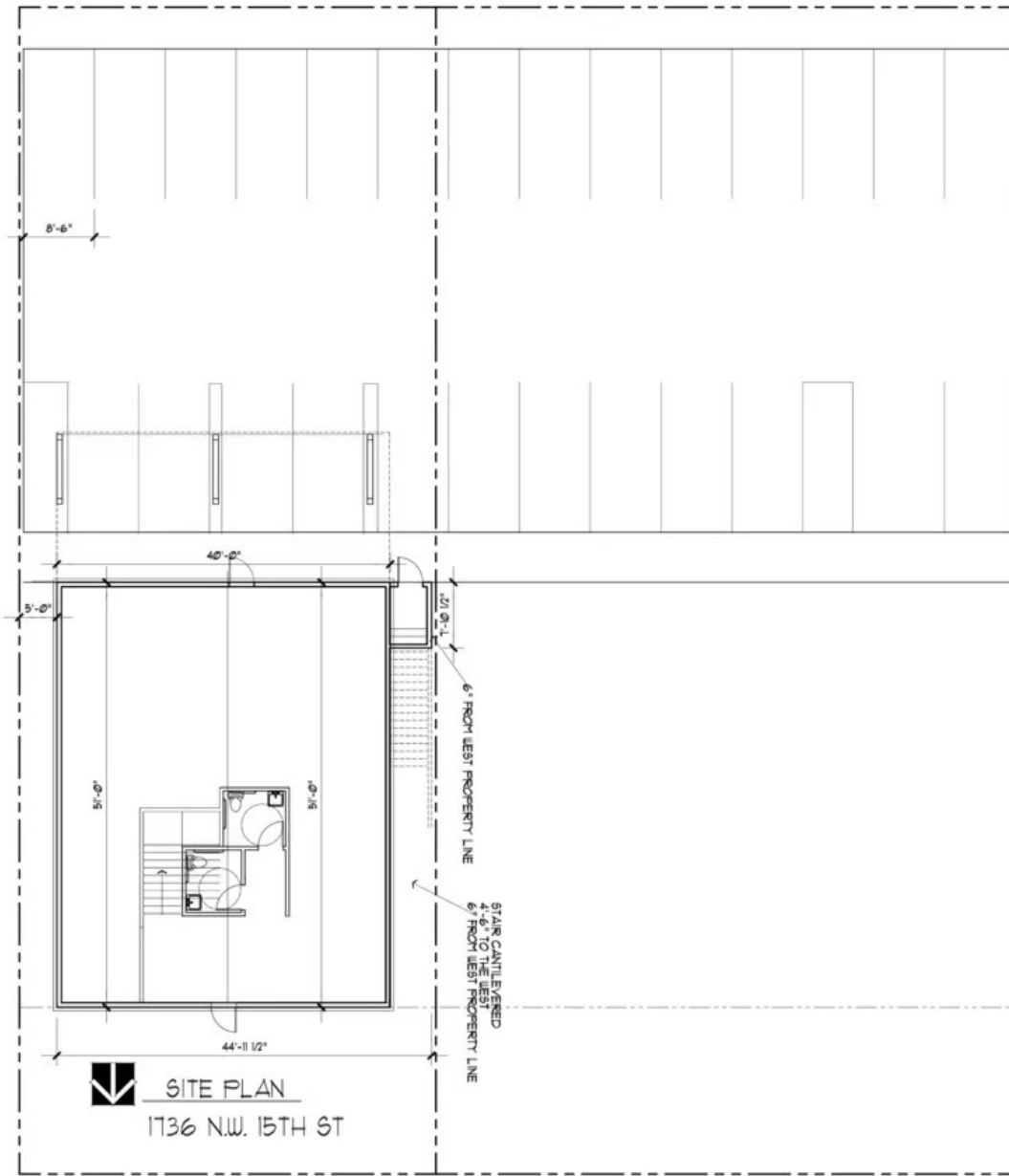
NORTH ELEVATION



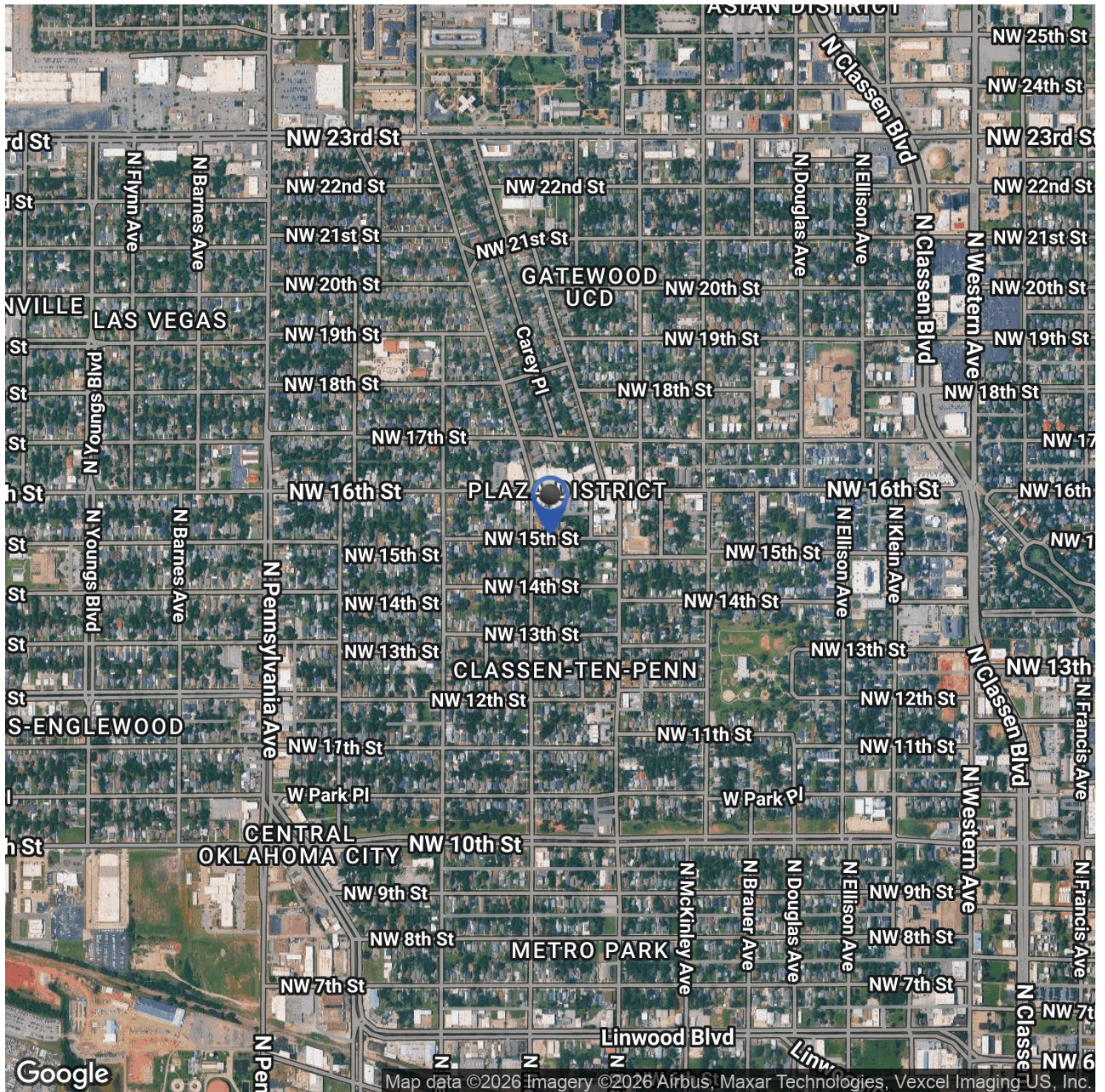
WEST ELEVATION



SITE PLANS



LOCATION MAP



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