

415 N BROADWAY

415 N Broadway Avenue, Oklahoma City, OK 73102



Lease Rate	N/A
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OFFERING SUMMARY

Building Size:	20,516 SF
Available SF:	
Lot Size:	0.24 Acres
Number of Units:	3
Year Built:	1930
Renovated:	2011
Zoning:	DBD: Downtown Business District
Market:	Automobile Alley
Submarket:	Downtown Business District
Traffic Count:	10,983

PROPERTY OVERVIEW

Beautifully restored and maintained, 30's era American Art Deco facade. The first floor's exterior is encased with black metallic marble tile and street retail glazing systems. The second floor's exterior is a tan brick with black streamline accents offset from the the parapet's casing. Sticking with the aesthetics of Automobile alley it has a unique neon sign. The northern face of the building is red brick, speckled with ivy, giving the building a charm in an urban environment.

The second floor interior, set behind a glass wall for controlled access, has a private vestibule with an elegant, oversized glass elevator and modern wraparound metal staircase. Huge plate glass windows shower the building with natural light. The interior of the space is predominately open and completely clear span. There are private offices, a board room, two kitchens, mens and women's restrooms and a telecom closet. The barrel roof provides significant clear heights.

LOCATION OVERVIEW

415 N Broadway, is situated at the southwest corner of NW 4th and Broadway. This location is ideal being along the historic and sought after Automobile Alley District, while also being in the Downtown Business District. This is a rare opportunity in Downtown Oklahoma City, as a one of a kind office space.



Adept Commercial Real Estate, LLC
1 NE 2nd Street, Suite 101
Oklahoma City, OK 73104

Ian Duty-Dean
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PROPERTY DETAILS & HIGHLIGHTS

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Building Name	415 N Broadway
Property Type	Office
Property Subtype	Office Building
APN	R010012584
Building Size	20,516 SF
Lot Size	0.24 Acres
Building Class	A
Year Built	1930
Year Last Renovated	2011
Number of Floors	2
Average Floor Size	10,250 SF
Construction Status	Existing
Roof	Barreled vault, TPO
Free Standing	Yes
Number of Buildings	1



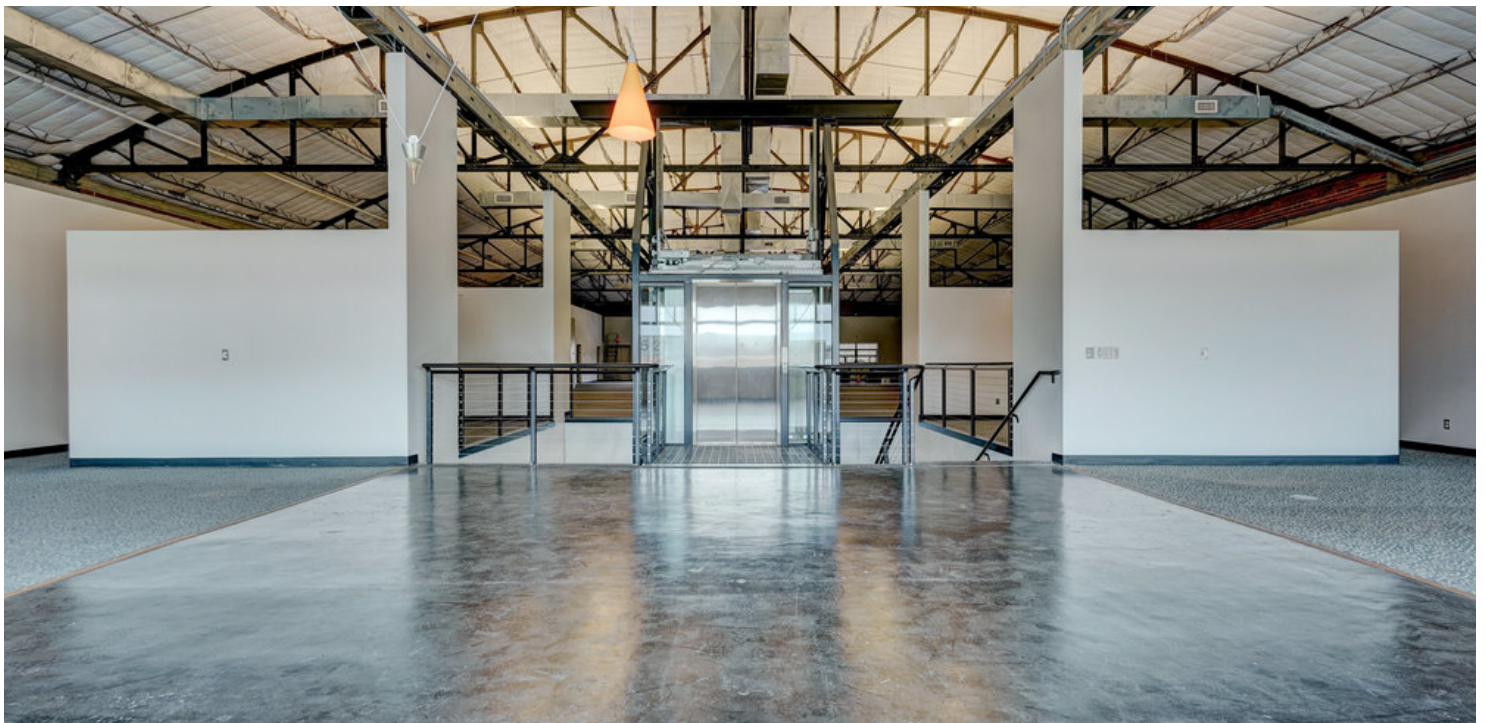
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ADDITIONAL PHOTOS

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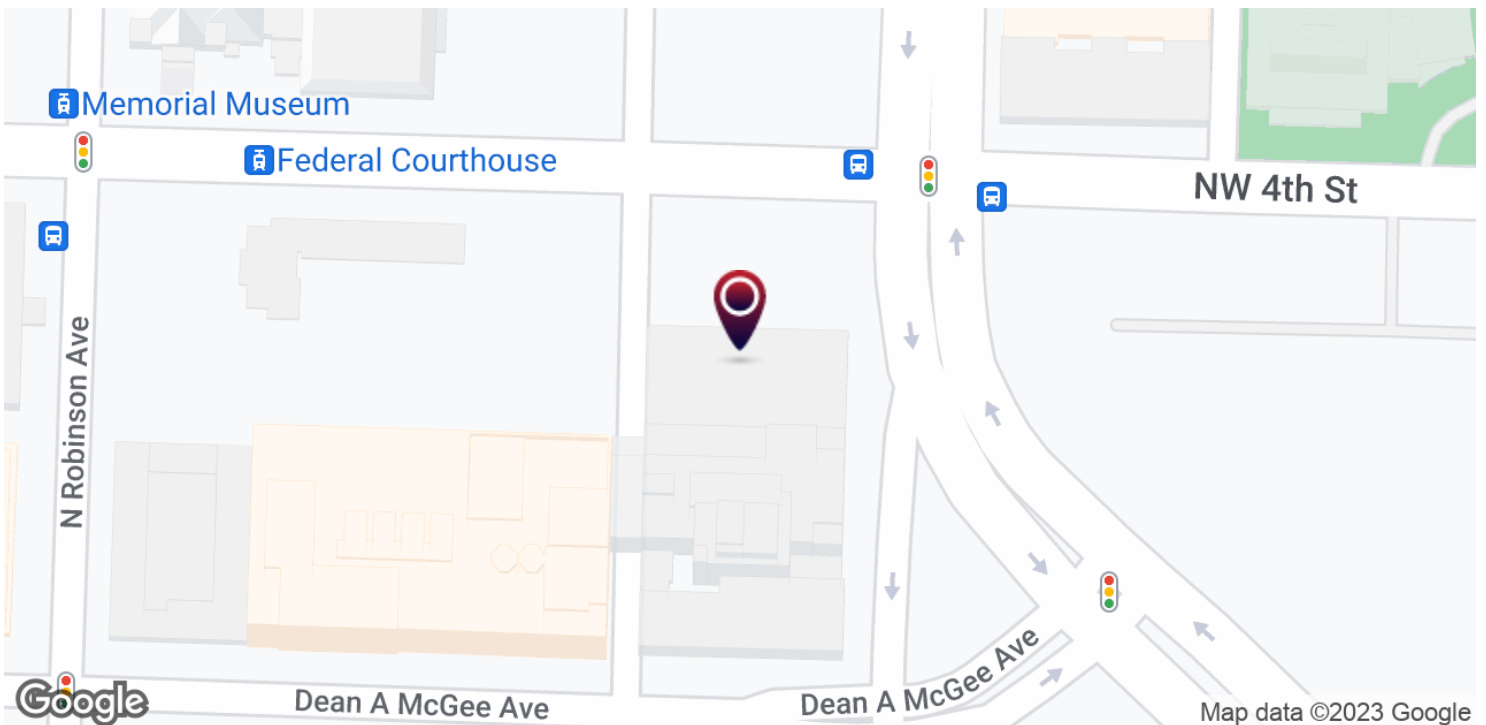


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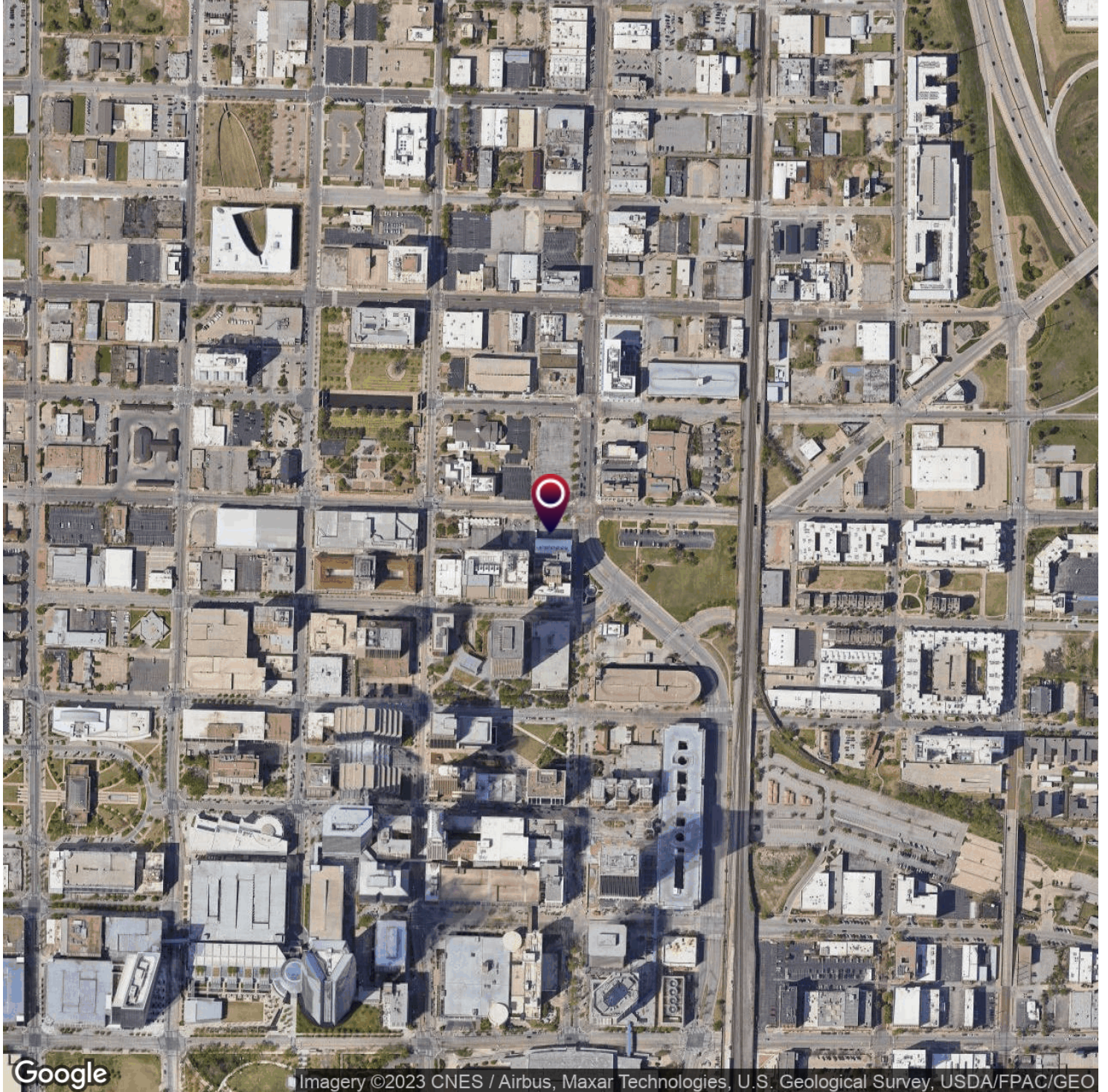


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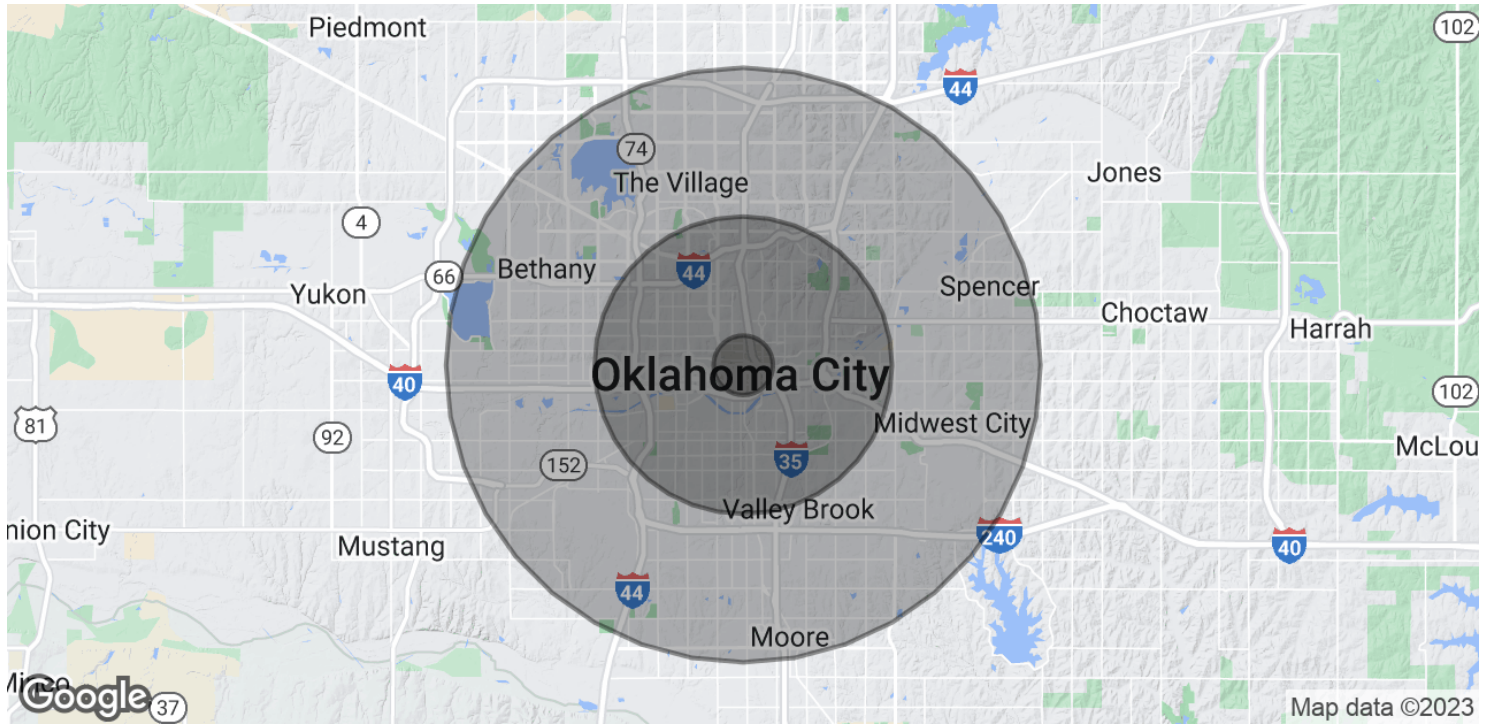
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,019	199,990	637,078
Average age	33.9	33.1	34.0
Average age (Male)	34.6	32.6	33.0
Average age (Female)	32.3	33.5	35.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,331	77,631	255,162
# of persons per HH	2.2	2.6	2.5
Average HH income	\$46,735	\$42,920	\$52,935
Average house value	\$450,891	\$123,715	\$139,032

* Demographic data derived from 2020 ACS - US Census



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IAN DUTY-DEAN

Advisor

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OK #123546

PROFESSIONAL BACKGROUND

Ian Duty-Dean is an Advisor with ADEPT Commercial Real Estate. Prior to joining ADEPT, he was an Advisor for Emersons Commercial Real Estate and SVN Land Run. Ian is a real estate professional with five years of experience in commercial real estate brokerage. After graduating Classen School of Advanced Studies he went on to pursue a degree at the University of Oklahoma. During that time Ian landed an internship with the Oklahoma City Urban Renewal Authority. There he had the opportunity to collaborate with and learn some of the most established developers in Oklahoma City.

Ian's primary focus is adaptive reuse, site selection, and expansions. While having a passion for urban development, Ian has also represented tenants and landlords in rural communities throughout Oklahoma. Ian has the capacity to assist clients with their retail, office, and industrial needs small and large.

EDUCATION

University of Oklahoma - Multidisciplinary Studies

Georgetown University - Master of Professional Studies in Real Estate

MEMBERSHIPS

Urban Land Institute

Commercial Real Estate Council

International Council of Shopping Centers



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