

# TENTH STREET CENTER

11 NW 10th Street, Oklahoma City, OK 73103



## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	9,715 SF
Available SF:	
Lot Size:	21,000 SF
Number of Units:	4
Year Built:	1969
Renovated:	2021
Zoning:	Downtown Business District
Market:	Oklahoma City
Submarket:	Midtown
Traffic Count:	11,910

## PROPERTY OVERVIEW

This is a unique opportunity for Midtown/Auto Alley retail, restaurant and office users. A complete one-of-a-kind property in Oklahoma City that maintains historic character, incorporates modern design and pays particular attention to an open environment between spaces. The suites at Midtown Terrace are intended to create an urban experience. Where at traditional shops, patrons come and go, Midtown Terrace is designed where visitors can have lunch or dinner, browse some shops and fully enjoy their experience, both indoors and out.

## PROPERTY HIGHLIGHTS

- Unique design elements, blending the history with a modern touch
- High ceilings and exposed structural elements
- Direct frontage NW 10th Street
- Proximity to the Streetcar and Oklahoma Contemporary Campus
- Patios with green space designed to be intimate and inviting
- Highway accessibility on I-235



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

Andrew Hwang, Esq  
734.223.6284  
andrew@adeptcre.com

Ryan Gilliland  
405.249.7407  
ryan@adeptcre.com



## ADDITIONAL PHOTOS

# TENTH STREET CENTER

11 NW 10th Street, Oklahoma City, OK 73103



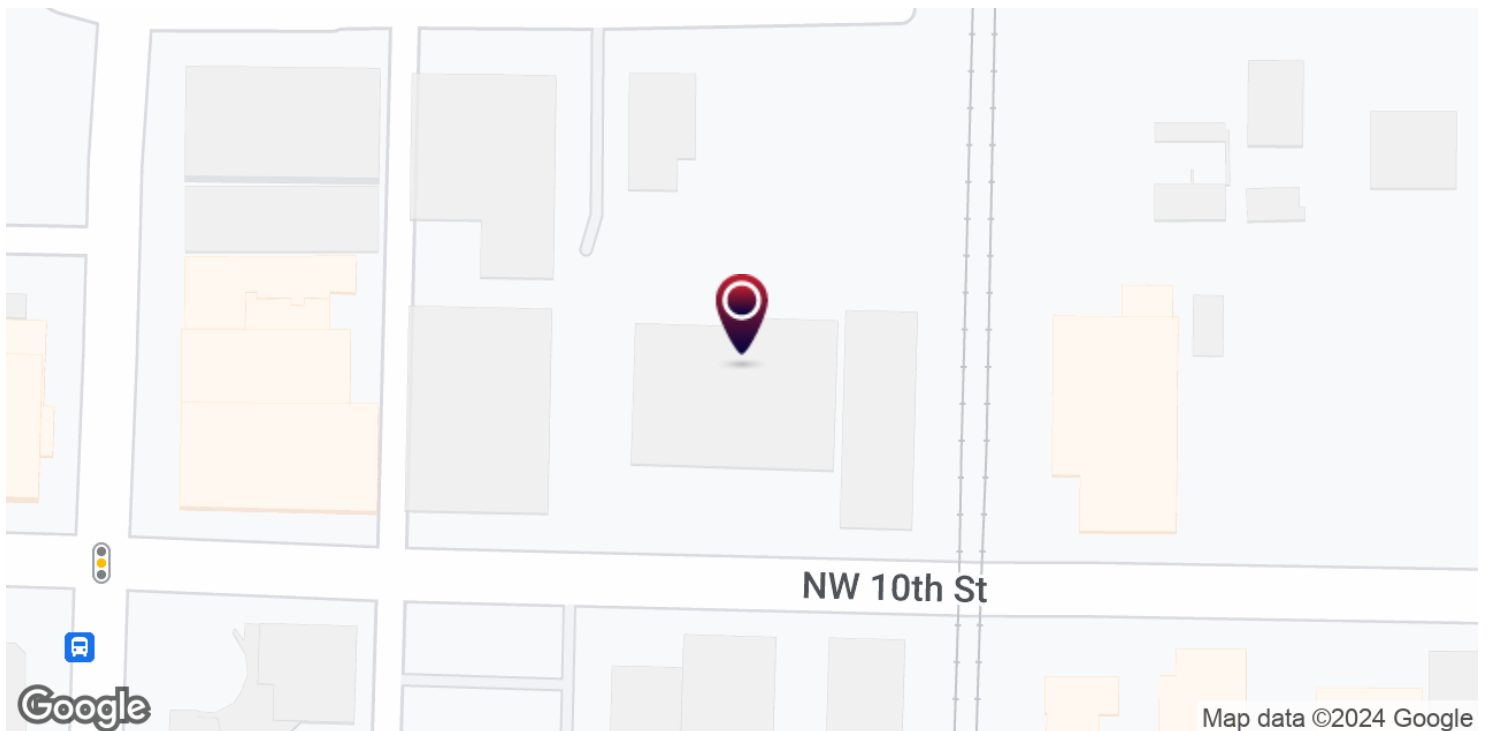
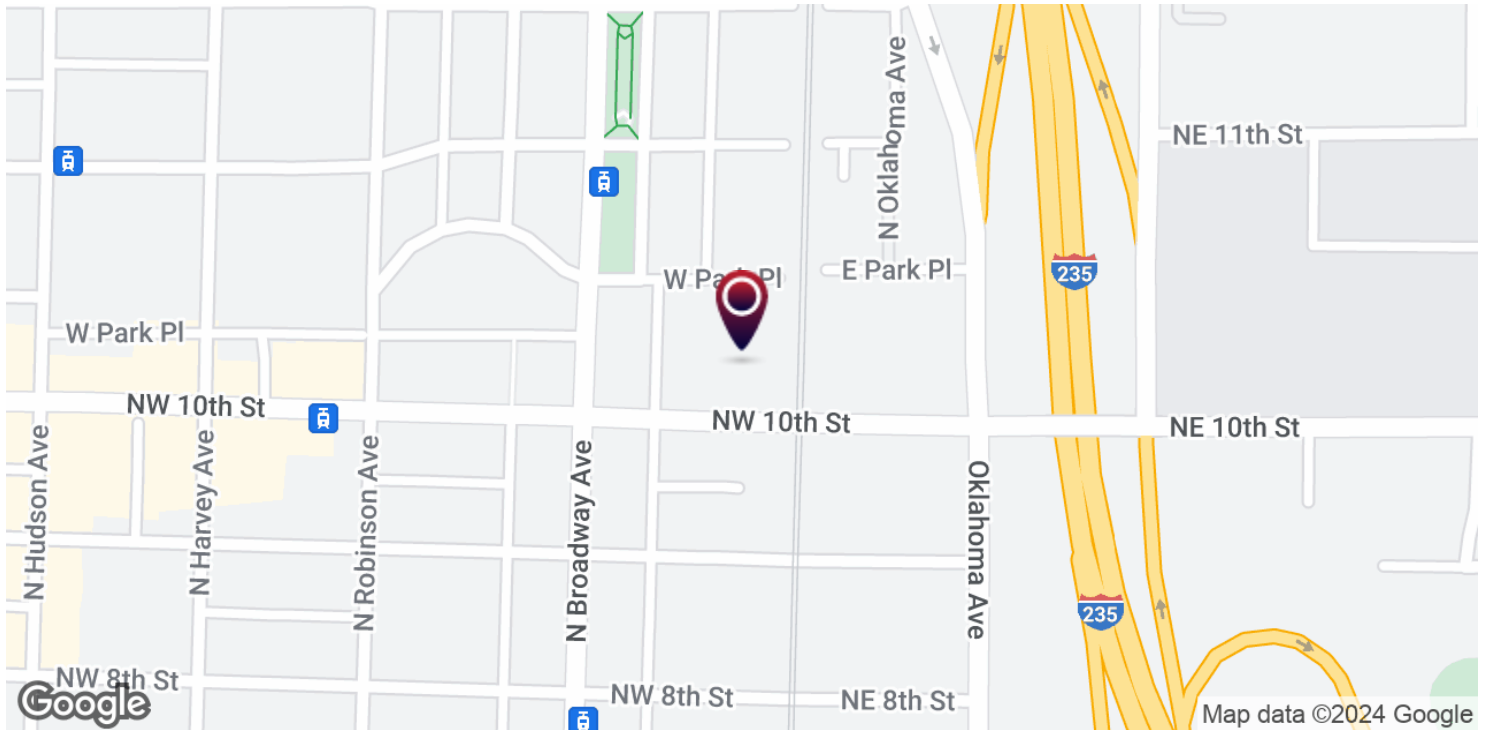
**Adept Commercial Real Estate, LLC**  
1 NE 2nd Street, Suite 101  
Oklahoma City, OK 73104

**Andrew Hwang, Esq**  
734.223.6284  
andrew@adeptcre.com

**Ryan Gilliland**  
405.249.7407  
ryan@adeptcre.com

# TENTH STREET CENTER

11 NW 10th Street, Oklahoma City, OK 73103



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

Andrew Hwang, Esq  
734.223.6284  
andrew@adeptcre.com

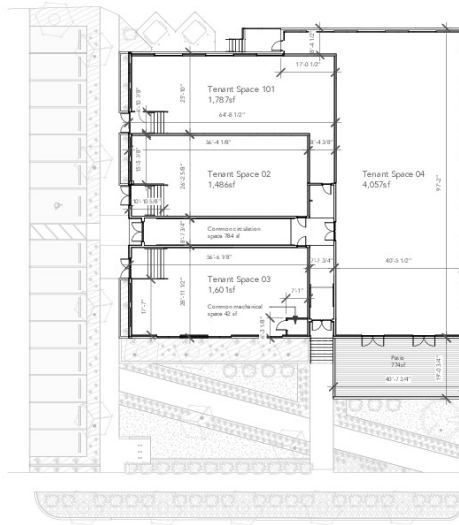
Ryan Gilliland  
405.249.7407  
ryan@adeptcre.com

## AVAILABLE SPACES

# TENTH STREET CENTER

11 NW 10th Street, Oklahoma City, OK 73103

LEASE TYPE | - TOTAL SPACE | - LEASE TERM | Negotiable LEASE RATE | \$22.00/SF



11 NW 10th St. - Conceptual tenant space layout  
Total Building Area - 9,757sf

SUITE	TENANT	SIZE (SF)	LEASE RATE	DESCRIPTION
Suite 101	-	1,787 - 7,330 SF	\$23.00 SF/yr	-
Suite 102	-	1,486 - 7,330 SF	\$23.00 SF/yr	-
Suite 103	-	1,601 SF	\$24.00 SF/yr	-
Suite 104	-	4,057 - 7,330 SF	\$25.00 SF/yr	Space has a 774sf patio w/skyline views.



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

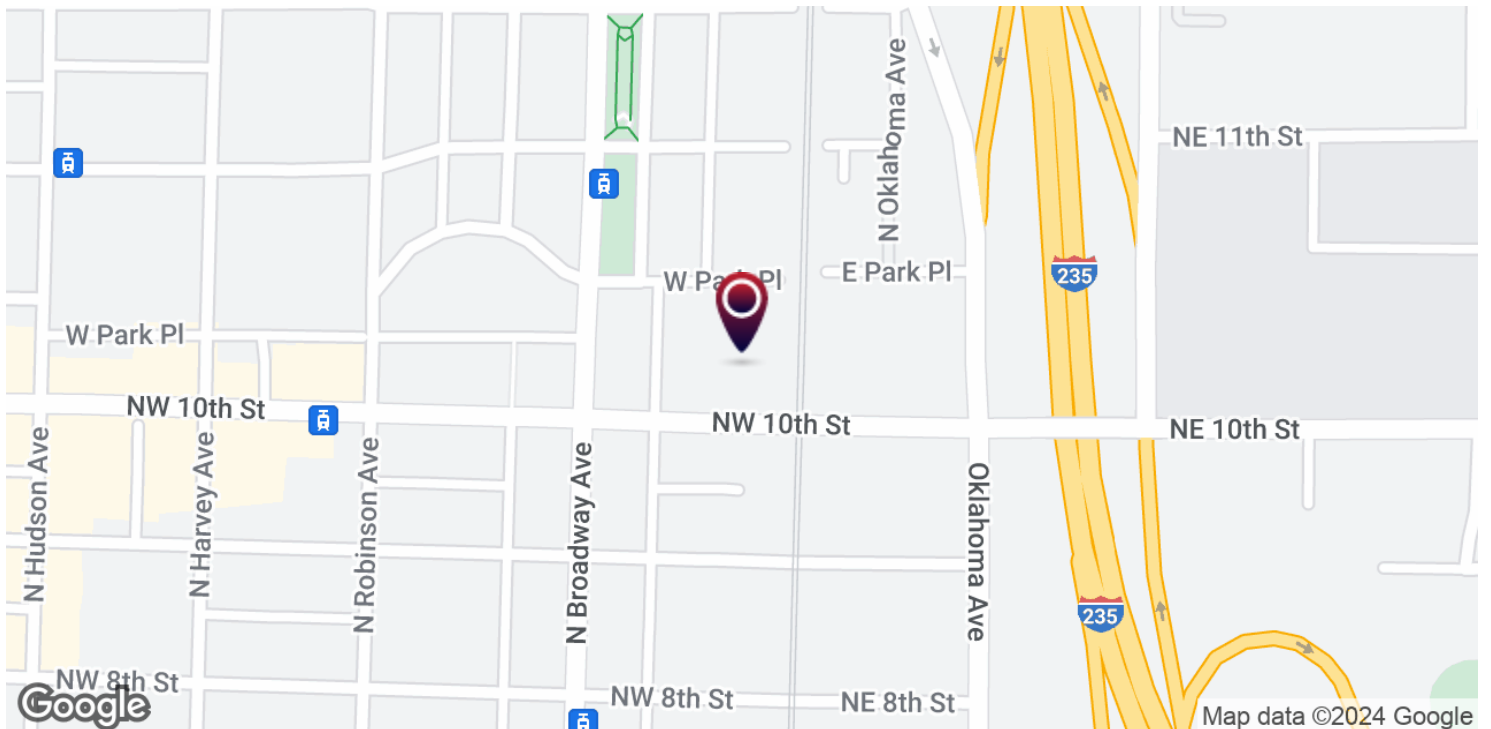
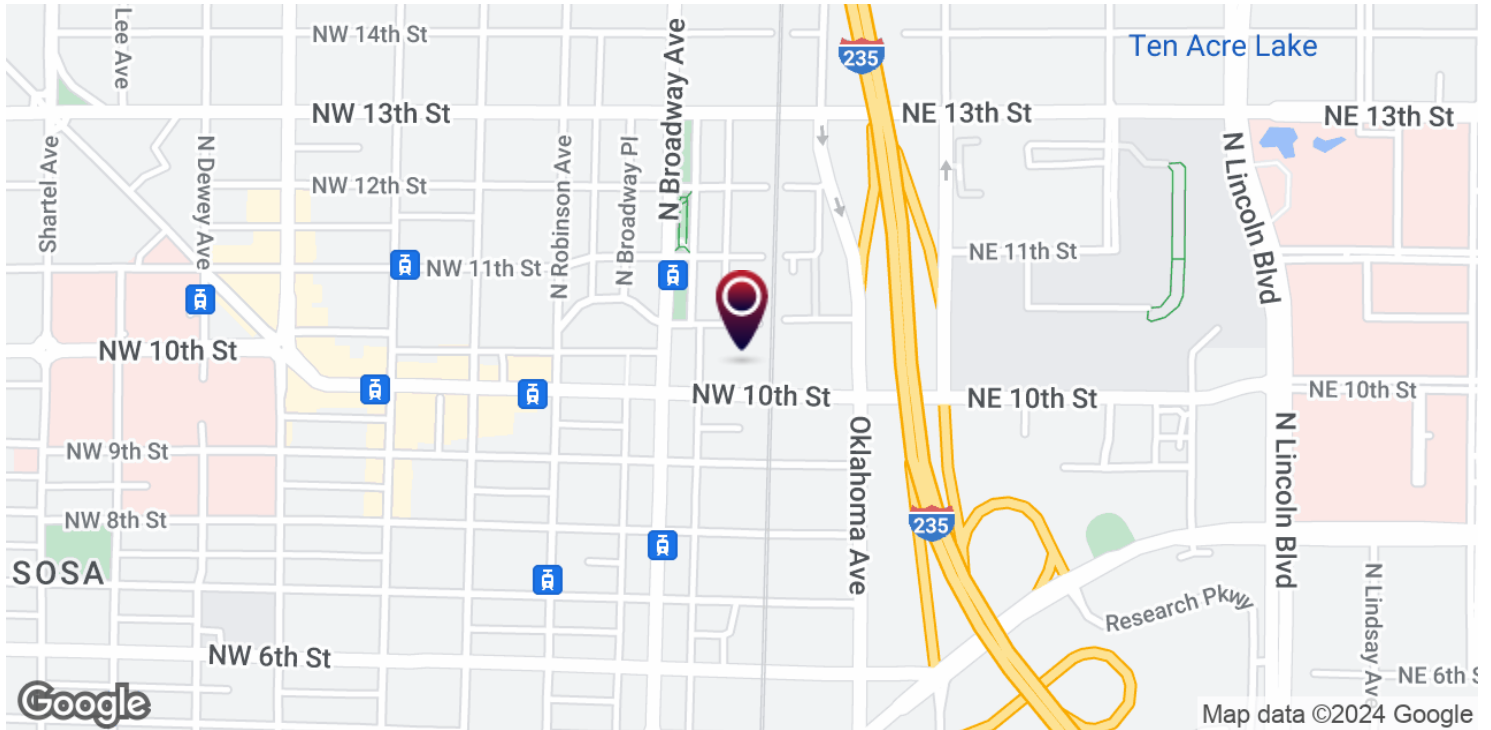
Andrew Hwang, Esq  
734.223.6284  
andrew@adeptcre.com

Ryan Gilliland  
405.249.7407  
ryan@adeptcre.com



# TENTH STREET CENTER

11 NW 10th Street, Oklahoma City, OK 73103



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

Andrew Hwang, Esq  
734.223.6284  
andrew@adeptcre.com

Ryan Gilliland  
405.249.7407  
ryan@adeptcre.com

# TENTH STREET CENTER

11 NW 10th Street, Oklahoma City, OK 73103



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,261	68,466	188,396
Median age	35.5	33.9	33.6
Median age (Male)	35.8	33.9	33.1
Median age (Female)	33.8	33.9	34.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,104	27,918	74,002
# of persons per HH	2.0	2.5	2.5
Average HH income	\$61,251	\$44,090	\$45,324
Average house value	\$408,368	\$162,078	\$143,105

\* Demographic data derived from 2020 ACS - US Census



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

Andrew Hwang, Esq  
734.223.6284  
andrew@adeptcre.com

Ryan Gilliland  
405.249.7407  
ryan@adeptcre.com

## TENTH STREET CENTER

11 NW 10th Street, Oklahoma City, OK 73103

**ANDREW HWANG, ESQ**

Co-Founder &amp; Partner

andrew@adeptcre.com

Direct: 734.223.6284

OK #170740

**PROFESSIONAL BACKGROUND**

Andrew Hwang serves as the Co-Founder and Managing Partner for ADEPT Commercial Real Estate and is an Of Counsel Real Estate Attorney with Riggs, Abney, Neal, Turpen, Orbison & Lewis. Andrew is a real estate professional with fourteen years of experience in commercial real estate investments, brokerage, and development. He is married to his wife, Sophia, and together, they have three young children named Andrew Jr, Ezekiel and Audrey.

## Recent Transactions:

Glen Eagles Shopping Center - \$3.75M | Central Plaza Student Housing - \$6.8M | LSB Chemicals Corporate Office (3 properties) - \$4M | IronGate Industrial Park (6 properties) - \$2.5M | Automobile Alley Portfolio (3 properties) - \$2.89M | NE 7th & Oklahoma - \$1.58M | Retail Portfolio in Del City, OK (11 properties) - \$2.3M | Individual Assurance Company Portfolio - \$3M | FLC Acquisitions (3 properties) - \$4M | 8th Street Market - \$1.2M | Okie Car Wash Site - \$1.1M | UKC Portfolio (3 properties) - \$1.05M | Medical Building Portfolio (RMO & ComFoCare) - \$1.55M | Timberbrooke Professional Center - \$3M | Plaza Garage - \$1.225M | 1720 National Development - \$2.5M | RBA Architects - \$1.73M | Eagle Lane Portfolio - \$1.25M | Baker Hughes Portfolio - \$1.6M | Emerson South High School Lease

**EDUCATION**

University of Michigan-Ann Arbor - BA Economics  
University of Oklahoma College of Law - Juris Doctor

**MEMBERSHIPS**

Oklahoma Bar Association | Urban Land Institute | Commercial Real Estate Council | International Council of Shopping Centers | Leadership OKC Class XXXVI - Alumni | University of Michigan-OKC Alumni Association - President | University of Michigan-OKC Scholarship Endowment - Trustee | Frontline Church - Finance Council | Ronald McDonald House Charities - Board of Directors



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

Andrew Hwang, Esq  
734.223.6284  
andrew@adeptcre.com

Ryan Gilliland  
405.249.7407  
ryan@adeptcre.com

# TENTH STREET CENTER

11 NW 10th Street, Oklahoma City, OK 73103



## RYAN GILLILAND

Advisor

ryan@adeptcre.com

Direct: 405.249.7407

OK #185009

### PROFESSIONAL BACKGROUND

Ryan Gilliland is an Advisor with ADEPT Commercial Real Estate. Ryan made the shift into commercial real estate in 2020 after a decade in the oil and gas industry as a landman and operations manager. Starting his real estate career learning from his grandfather Joe Gilliland, a veteran commercial broker in Oklahoma, Ryan joined the ADEPT team in 2021. With extensive experience in lease and purchase contract analysis, Ryan has enjoyed working with clients ranging from site selection, retail leasing and industrial sales.

### EDUCATION

Oklahoma State University - BS in Business Administration with an emphasis in Entrepreneurship and Business Development

### MEMBERSHIPS

Commercial Real Estate Council  
Certified Commercial Investment Member - Oklahoma Chapter  
Edmond Business Developers



Adept Commercial Real Estate, LLC

1 NE 2nd Street, Suite 101  
Oklahoma City, OK 73104

Andrew Hwang, Esq

734.223.6284  
andrew@adeptcre.com

Ryan Gilliland

405.249.7407  
ryan@adeptcre.com