

TENTH STREET CENTER

23 NW 10th Street, Oklahoma City, OK 73103



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	12,430 SF
Available SF:	
Lot Size:	21,000 SF
Number of Units:	4
Year Built:	1925
Renovated:	2021
Zoning:	Downtown Business District
Market:	Midtown
Submarket:	Automobile Alley
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 the Tenth Street Center are intended to create an urban experience. At traditional shops, patrons come and go; while the Tenth Street Center is designed for visitors to have lunch or dinner, browse some shops and fully enjoy their experience, 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

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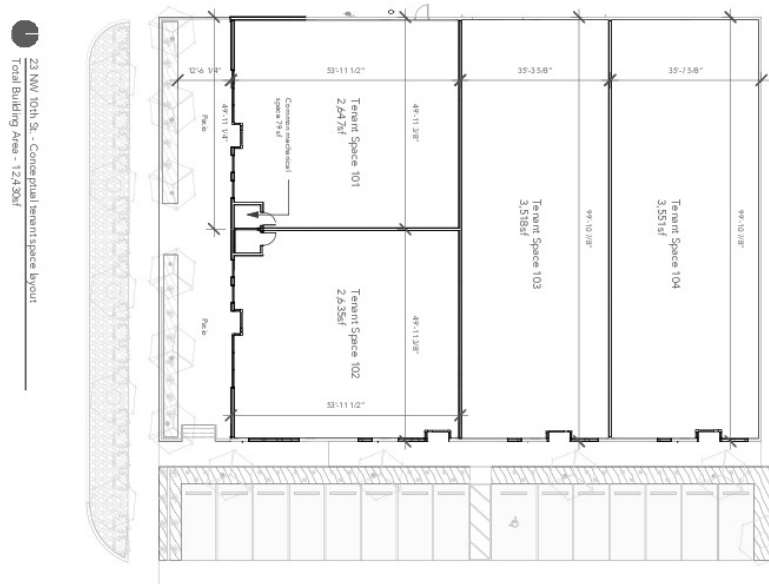
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LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	-	2,647 - 12,430 SF	NNN	\$24.00 SF/yr	Space includes a 625sf outdoor patio.
Suite 102	-	2,635 - 12,430 SF	NNN	\$24.00 SF/yr	Space includes a 625sf outdoor patio.
Suite 103	-	3,518 - 12,430 SF	NNN	\$21.00 SF/yr	-
Suite 104	-	3,551 - 12,430 SF	NNN	\$21.00 SF/yr	-



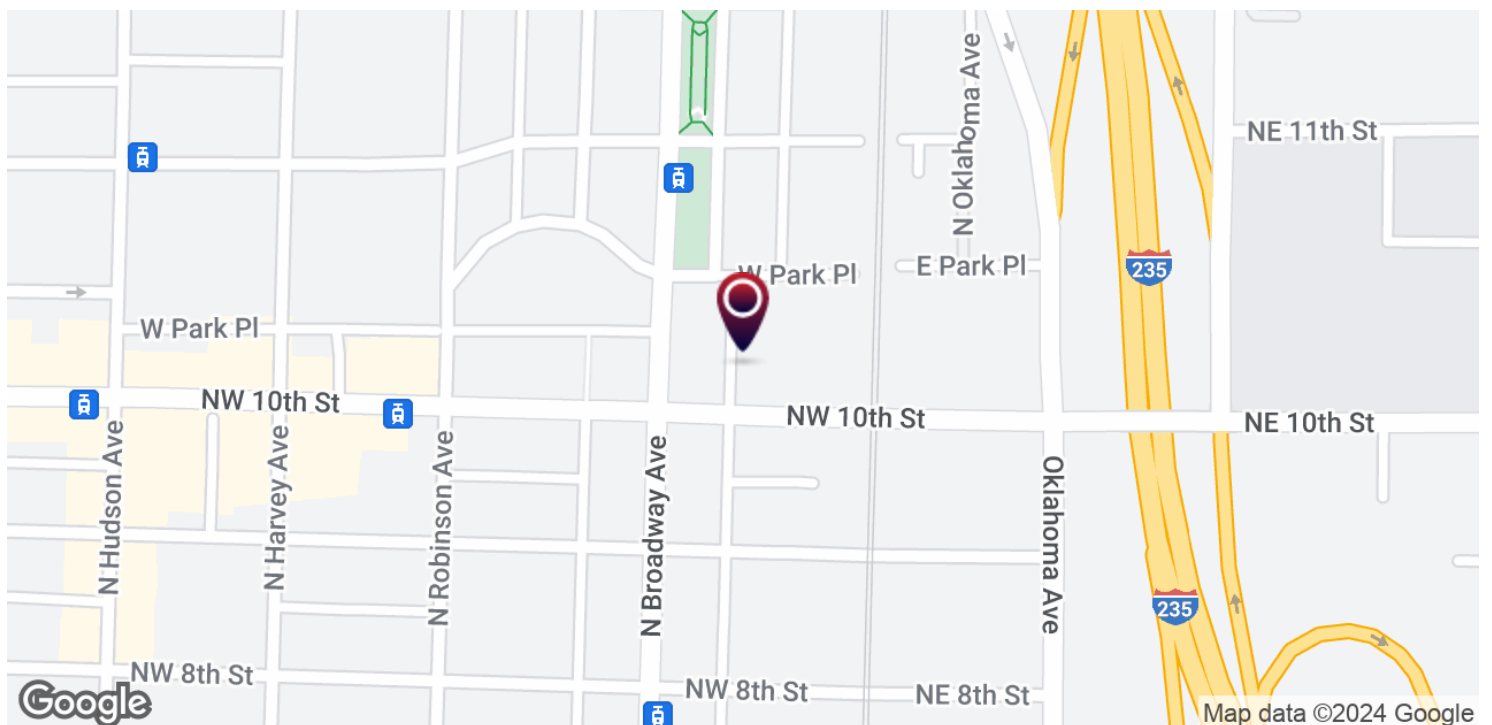
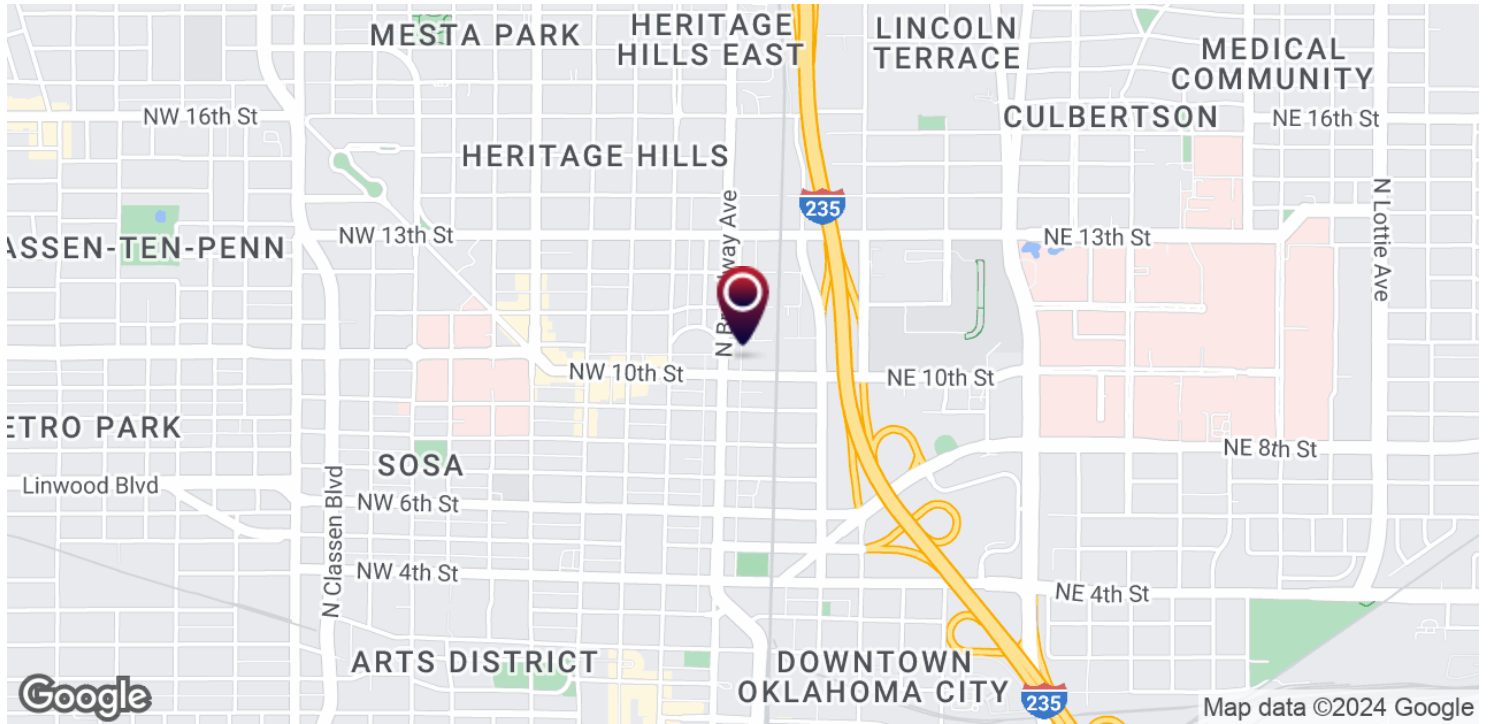
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,425	69,191	187,736
Average Age	35.4	33.8	33.6
Average Age (Male)	35.7	33.9	33.1
Average Age (Female)	33.6	33.8	34.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,182	28,110	73,814
# of Persons per HH	2.0	2.5	2.5
Average HH Income	\$62,552	\$44,694	\$45,409
Average House Value	\$406,851	\$166,554	\$143,626

* Demographic data derived from 2020 ACS - US Census



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**ANDREW HWANG, ESQ**

Co-Founder & 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



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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



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