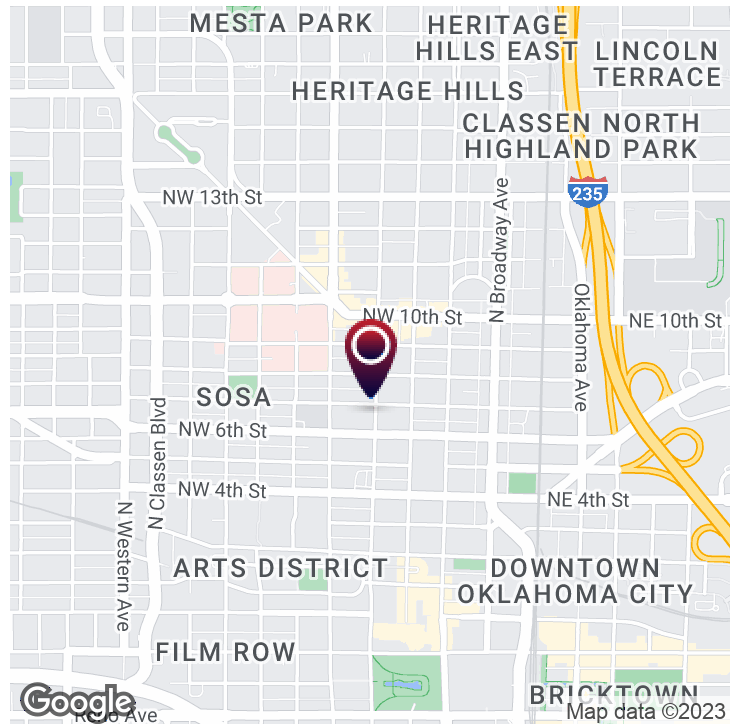


## EXECUTIVE SUMMARY

# 715 N. HUDSON, SUITE C

715 N. Hudson Ave., Oklahoma City, OK 73102



### OFFERING SUMMARY

Lease Rate:	N/A
Building Size:	3,250 SF
Available SF:	
Lot Size:	0.72 Acres
Year Built:	1911
Zoning:	DBD - Downtown Business District
Market:	Oklahoma City
Submarket:	Midtown

### PROPERTY OVERVIEW

Private, single tenant office space comprising of the entire second floor of 715 N. Hudson Ave. in Midtown Oklahoma City. Open concept office space with three private offices, designated kitchen area and two separate ADA bathrooms. Office has a private entrance off of N. Hudson Ave. and tons of natural light throughout the space. On-site parking available.

### PROPERTY HIGHLIGHTS



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

Ian Duty-Dean  
405.642.4677  
ian@adeptcre.com

## ADDITIONAL PHOTOS

# 715 N. HUDSON, SUITE C

715 N. Hudson Ave., Oklahoma City, OK 73102



**Adept Commercial Real Estate, LLC**

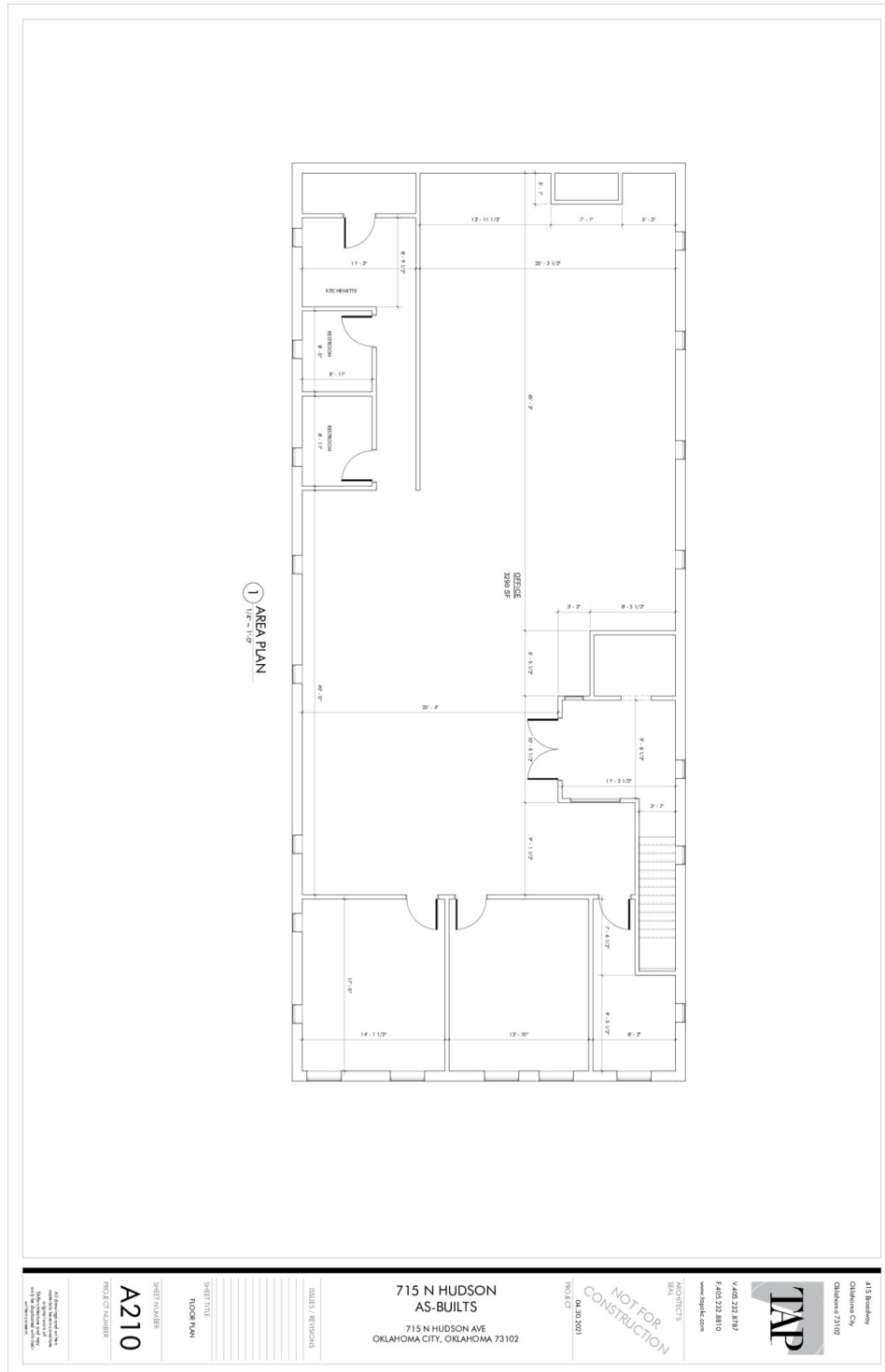
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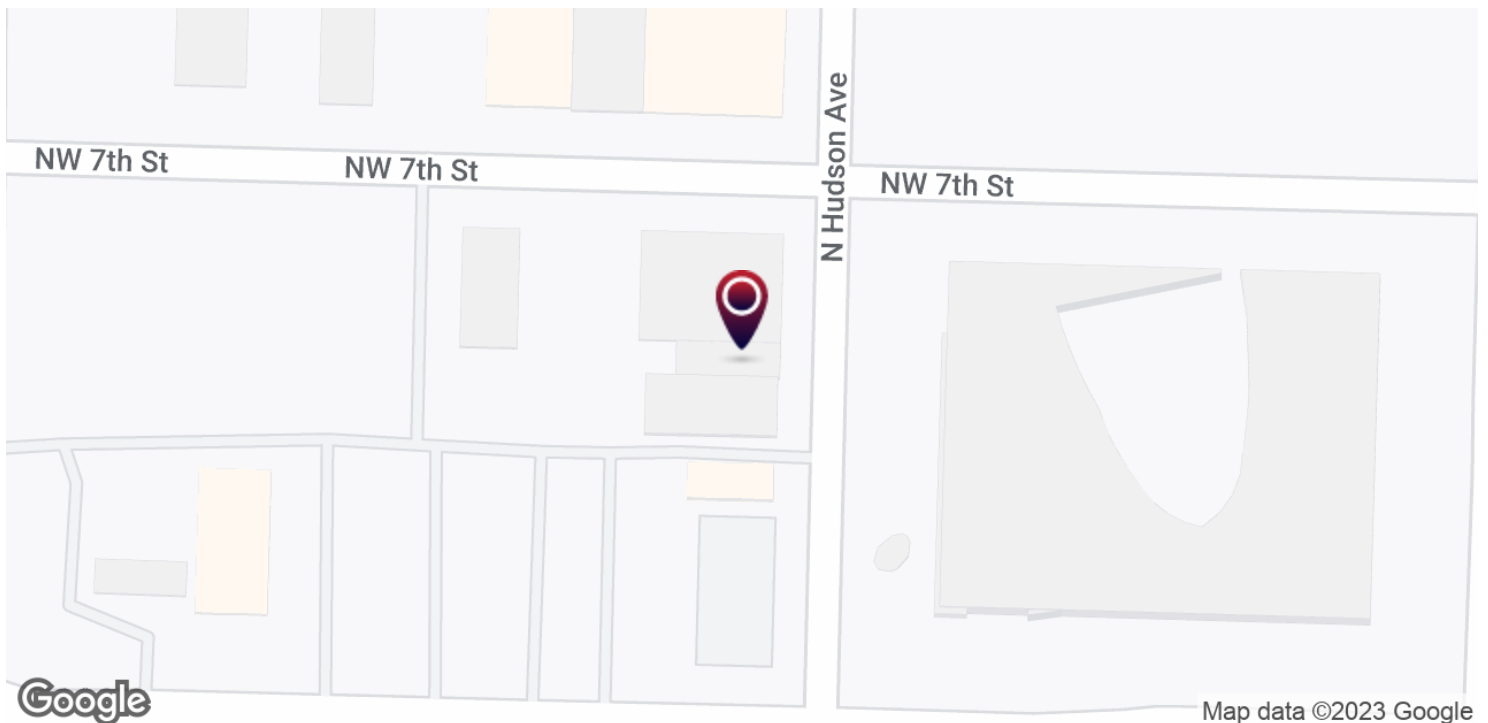
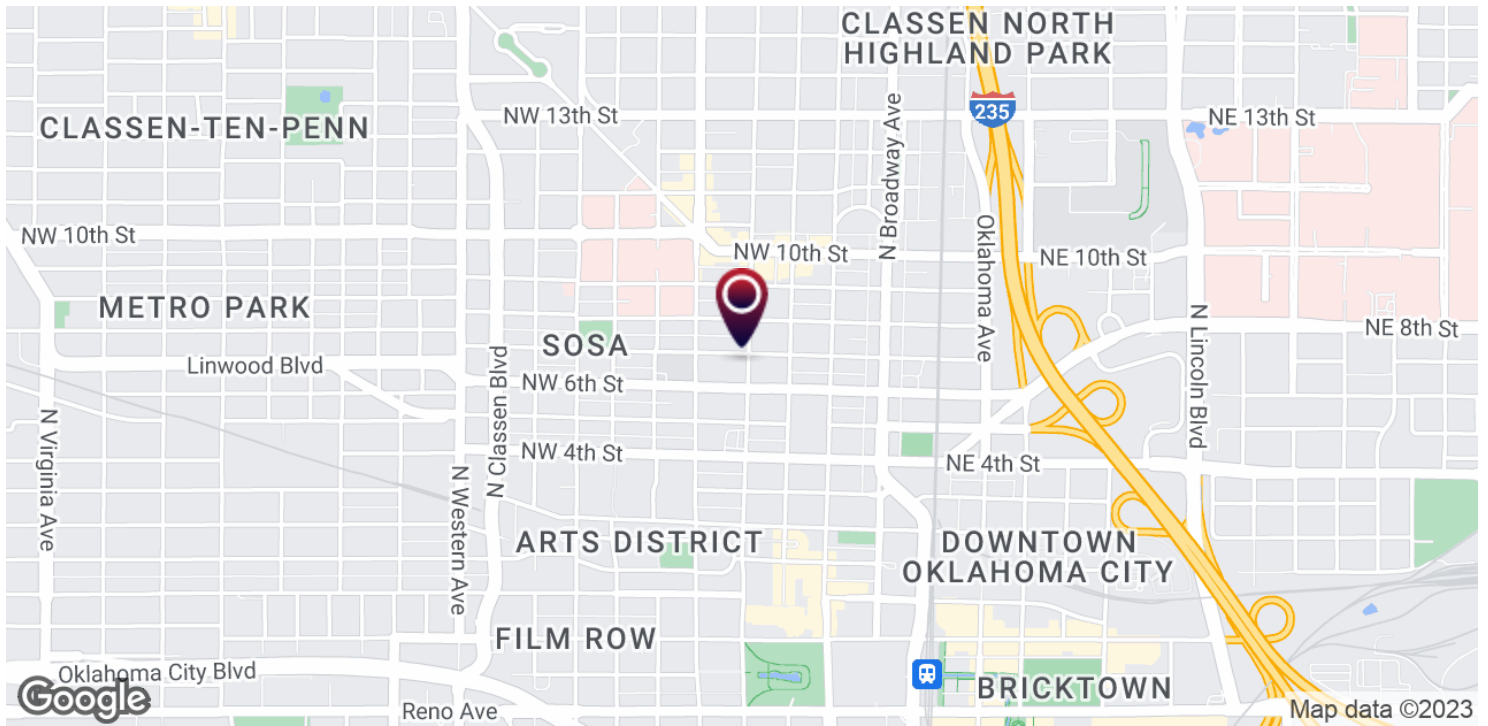




## LOCATION MAP

# 715 N. HUDSON, SUITE C

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,204	75,343	202,214
Average Age	34.5	32.9	33.4
Average Age (Male)	35.6	33.2	32.9
Average Age (Female)	32.2	32.9	33.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,200	29,835	79,431
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$60,233	\$44,255	\$44,561
Average House Value	\$393,820	\$165,355	\$136,500

\* Demographic data derived from 2020 ACS - US Census



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## IAN DUTY-DEAN

Advisor

ian@adeptcre.com

**Direct:** 405.642.4677

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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