

FOR LEASE

ALLIANCE COMMERCE CENTER

615 W. Wilshire Blvd. Oklahoma City, OK 73116



Presented By:

George W. Huffman

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**INTERWEST
REALTY**

7501 Broadway Extension,
Oklahoma City OK 73116

InterWest Realty is a registered trade name of InterWest Properties, Inc.

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$10/ SF NNN
Building Size:	192,353 SF
Available SF:	18,464-44,311 SF
Lot Size:	11.92 Acres
Number of Units:	5
Year Built:	1957
Renovated:	2006
Zoning:	I-2

LOCATION OVERVIEW

Excellent access to the Broadway Extension, I-44 and I-35. The building is located on the north side of West Wilshire Boulevard just west of The Broadway Extension, approximately one minute from the Nichols Hills community.

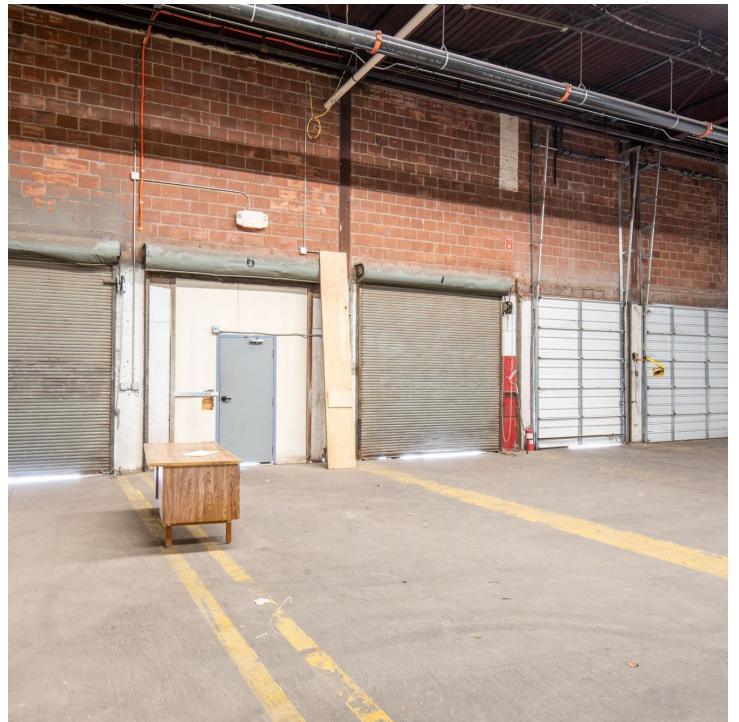


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SUITE 1300



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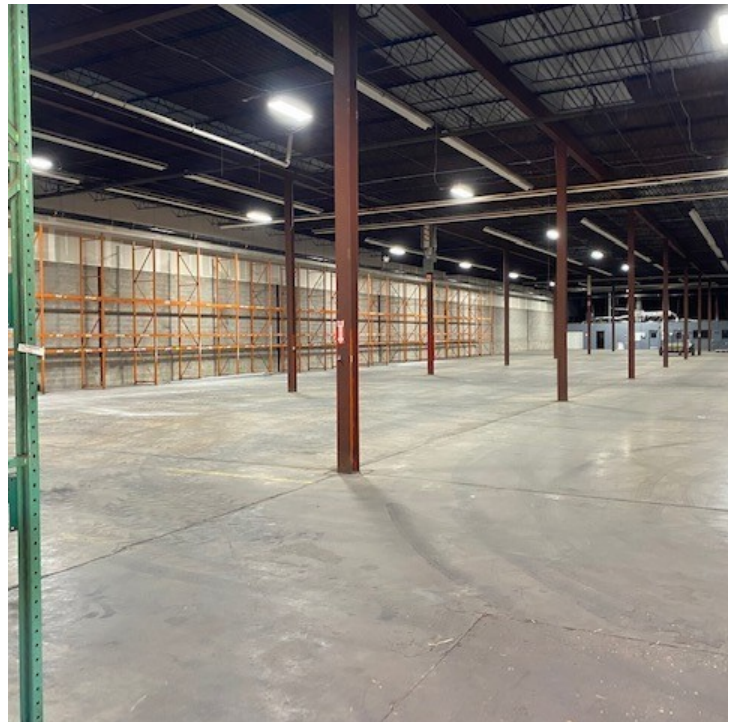
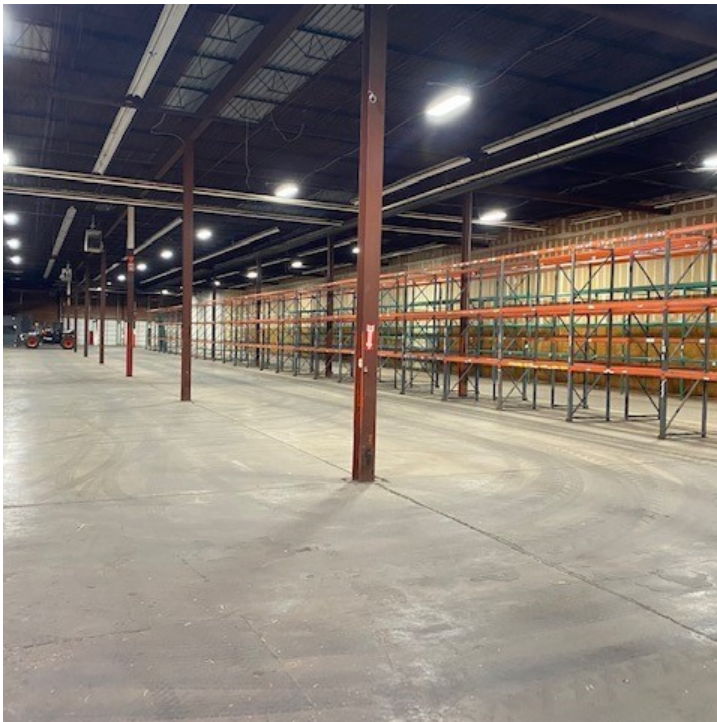
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SUITE 1300



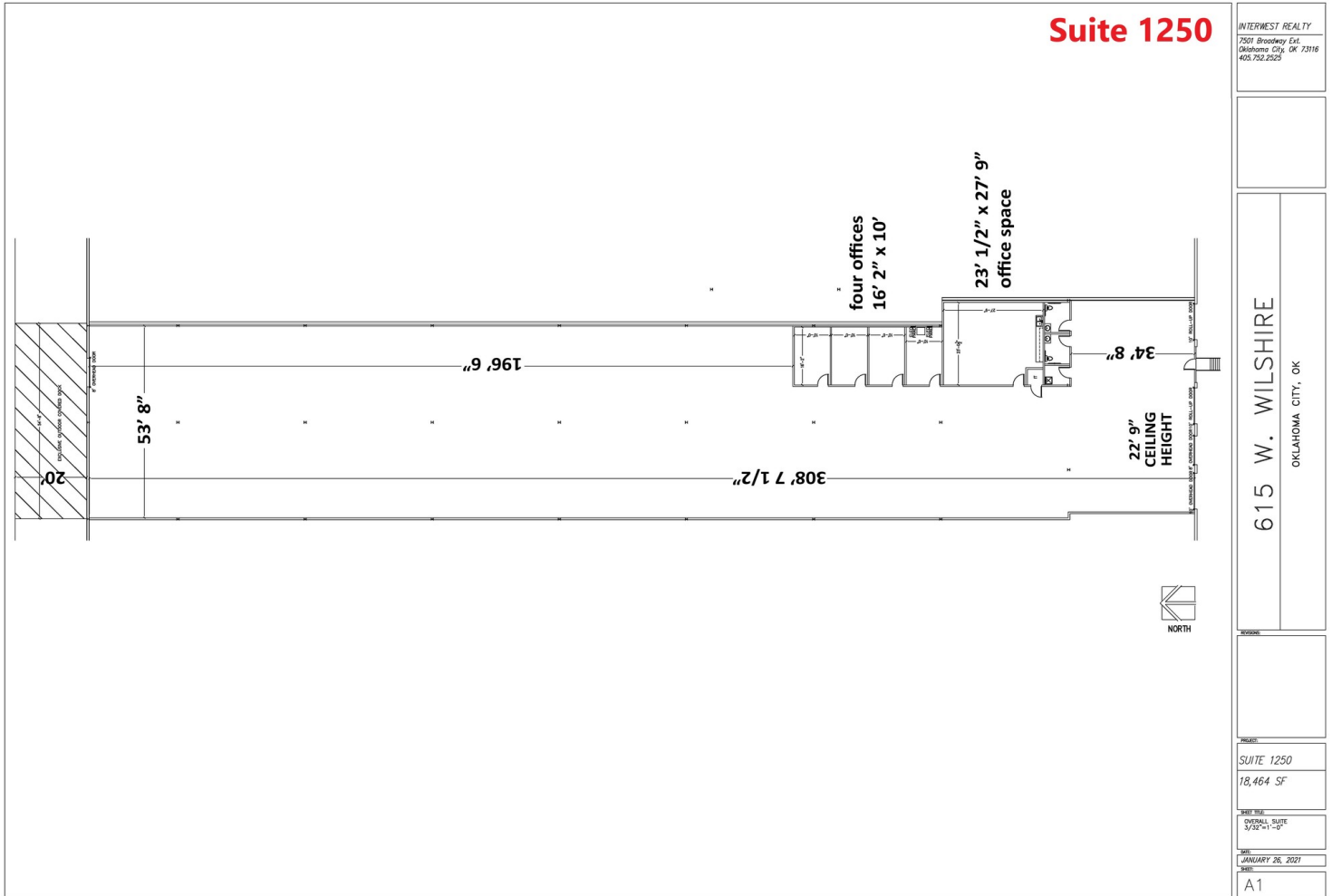
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FLOOR PLAN - SUITE 1250



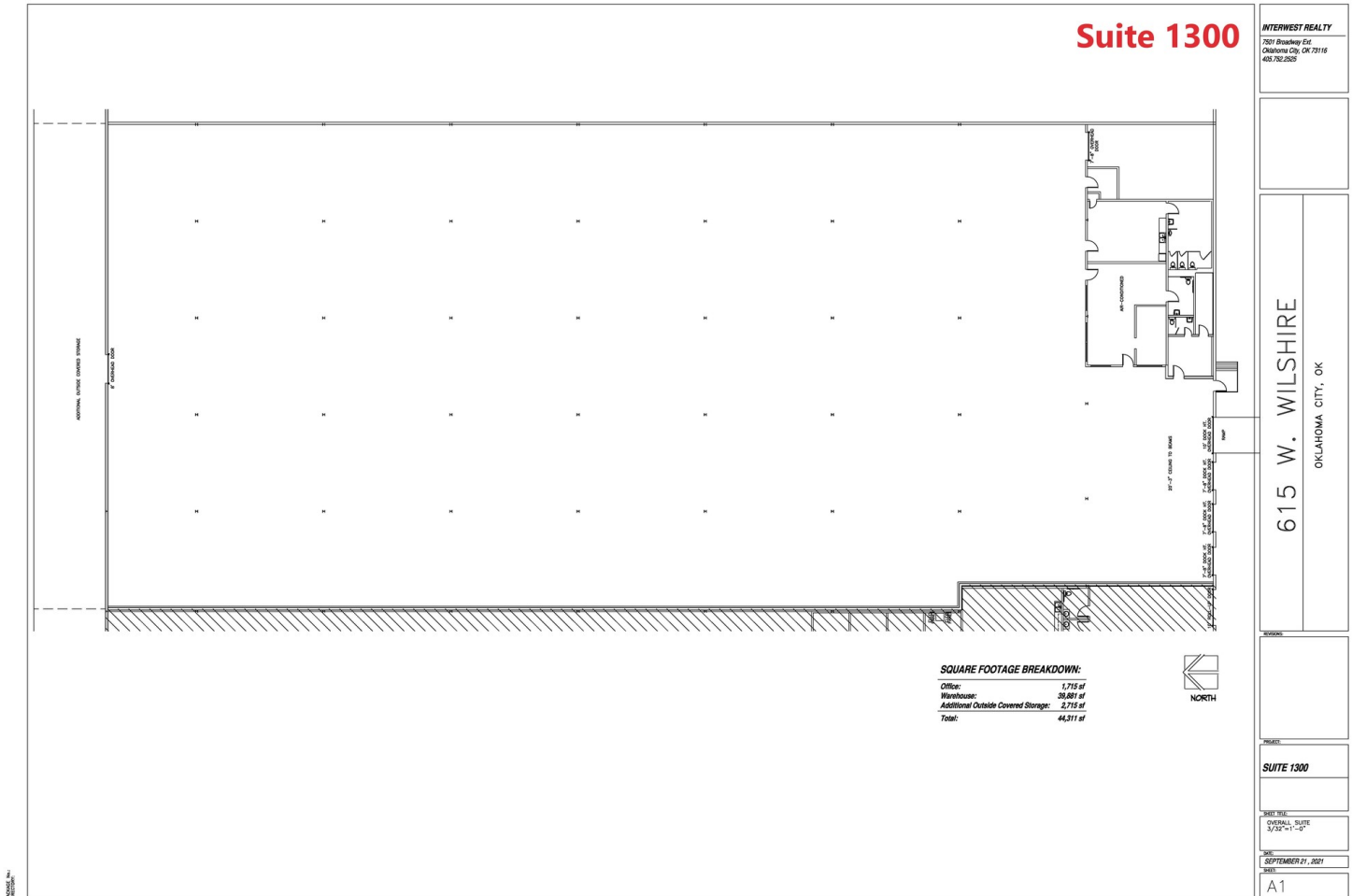
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FLOOR PLAN - SUITE 1300



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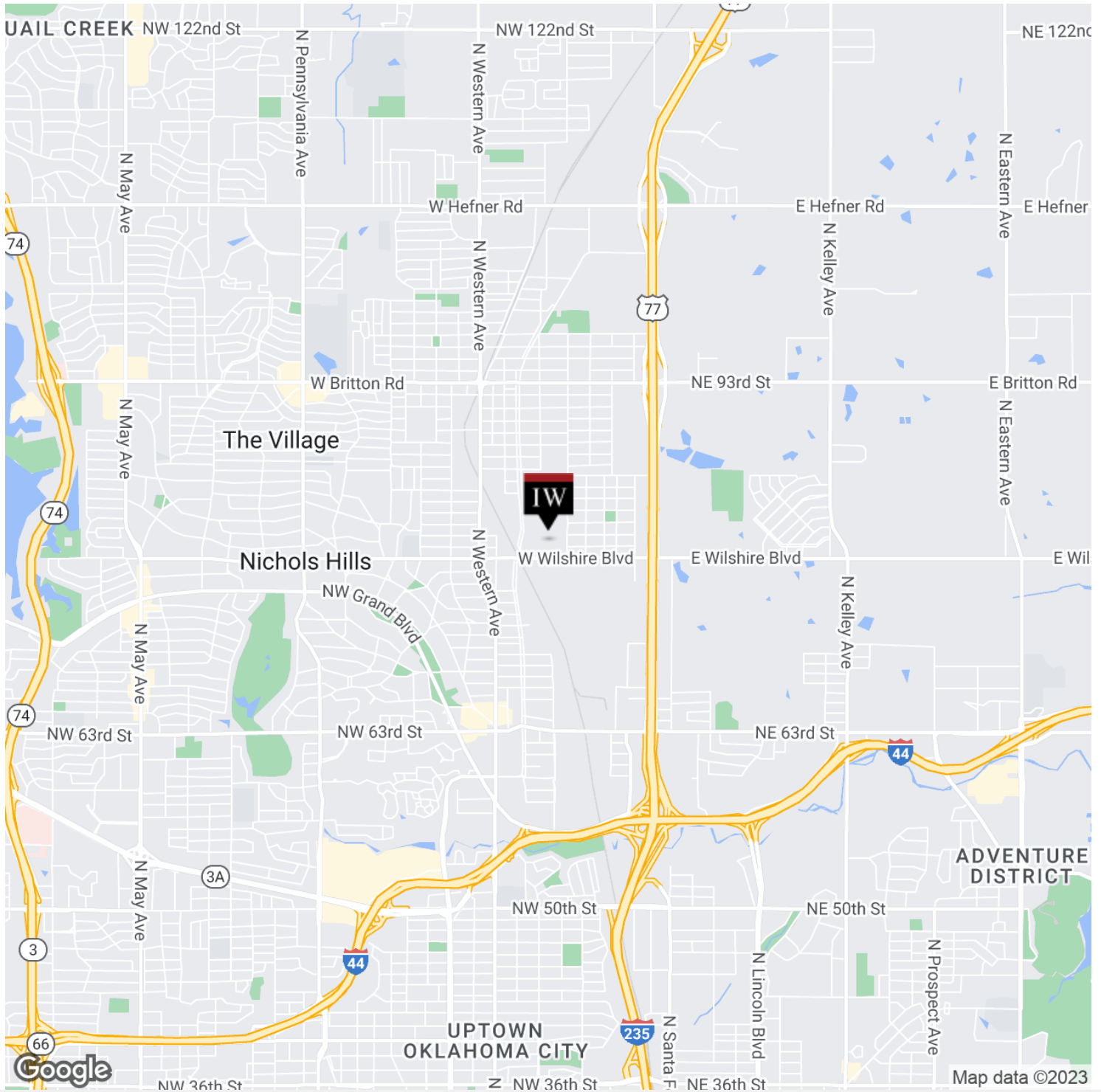
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LOCATION MAP



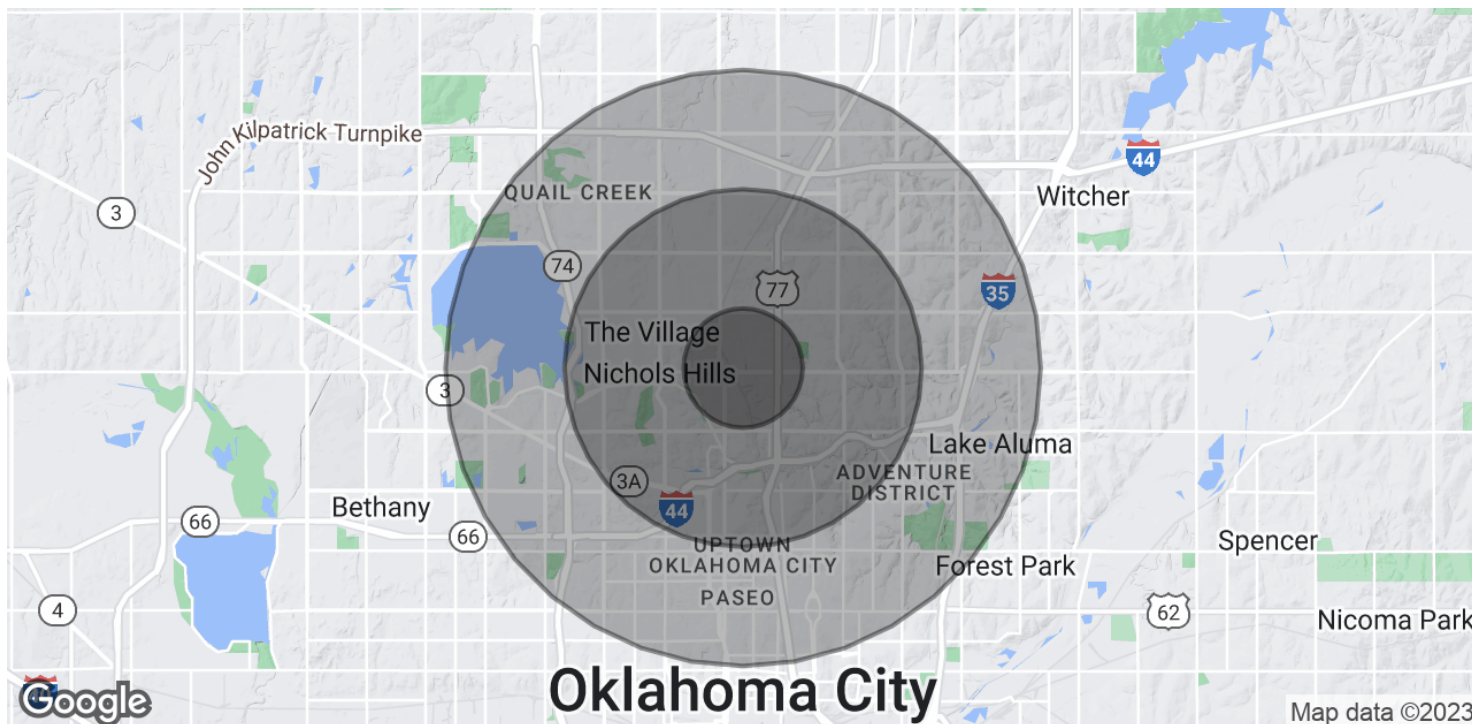
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,447	54,847	169,276
Average Age	32.5	36.5	36.0
Average Age (Male)	28.1	32.8	34.0
Average Age (Female)	34.4	38.6	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,793	24,091	75,906
# of Persons per HH	2.7	2.3	2.2
Average HH Income	\$67,030	\$74,101	\$63,694
Average House Value	\$203,738	\$216,786	\$191,515

* Demographic data derived from 2020 ACS - US Census

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