

## EXECUTIVE SUMMARY

# 429 NW 7TH STREET

429 NW 7th St, Oklahoma City, OK 73102



Lease Rate	N/A
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### OFFERING SUMMARY

Building Size:	8,858 SF
Lot Size:	0.32 Acres
Year Built:	1957
Available Space:	2,881 - 8,858 SF
Zoning:	DBD

### PROPERTY OVERVIEW

Industrial/Retail flex building located in Midtown OKC on the corner of NW 7th Street and Walker Avenue. The building has retail storefront windows/access with frontage along NW 7th Street. The large open floor plan, dock high door, drive-in door and patio space allow for many possible uses ranging from retail, restaurant/entertainment and industrial. Increasing re-development and the walkability of the area make this a highly visible and accessible location. The property sits next to a vacant lot that can be used as additional parking, which is valuable in this area.

### 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

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## LEASE SPACES

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### LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	N/A

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
427 NW 7th St	-	2,881 - 8,858 SF	NNN	\$14.00 SF/yr	-
429 NW 7th St	-	5,672 - 8,858 SF	NNN	\$14.00 SF/yr	-

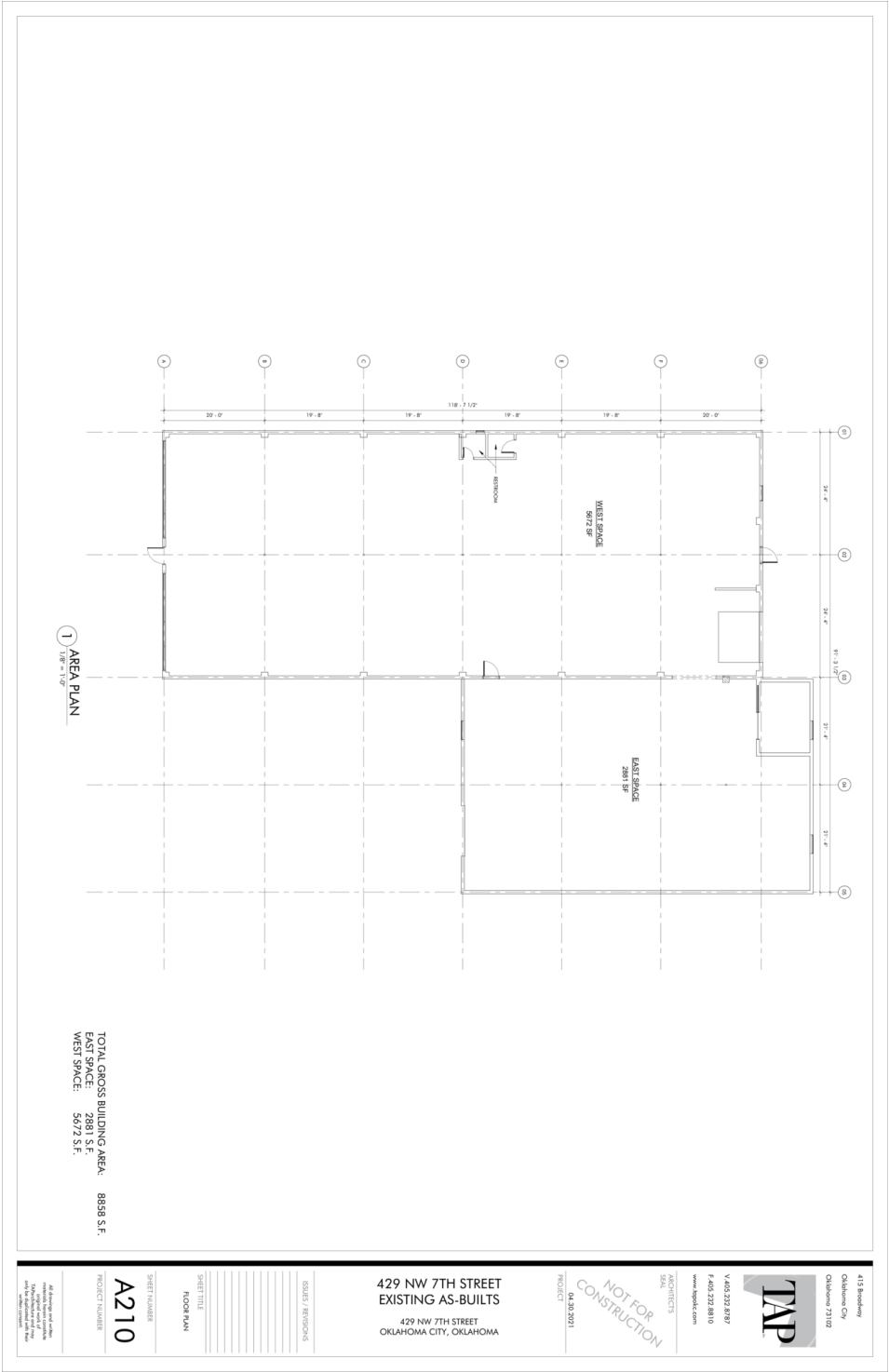


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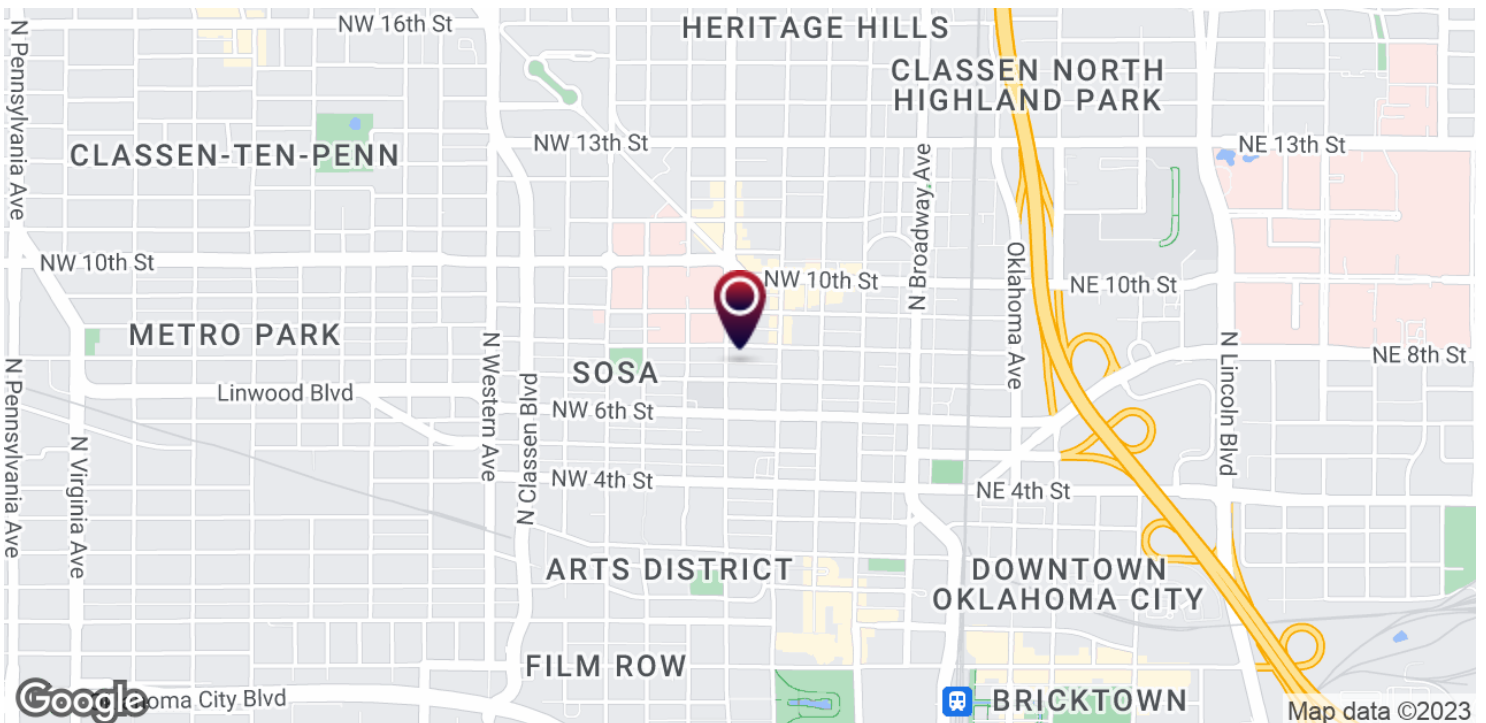
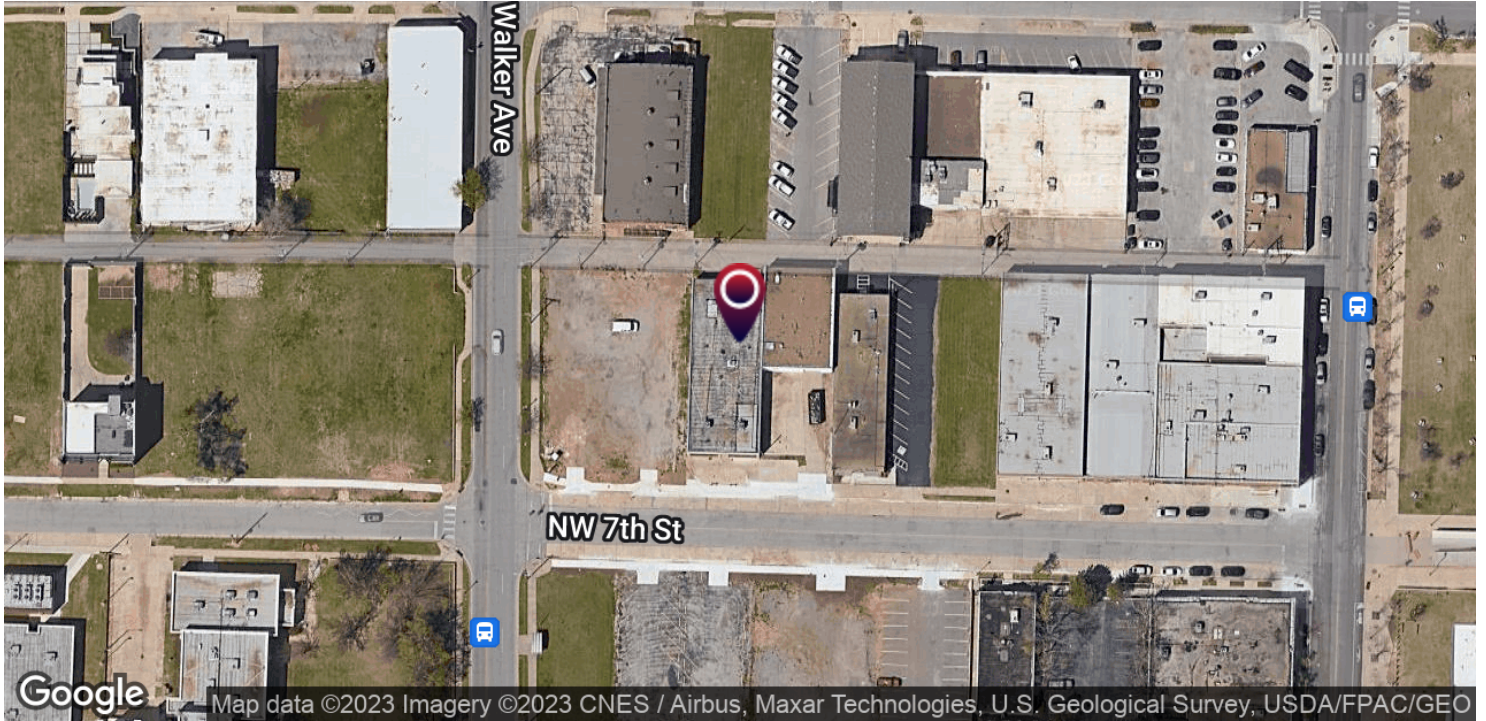


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## IAN DUTY-DEAN

Advisor

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**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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ADVISOR BIO

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**Direct:**



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