

813 N HUDSON AVE

813 North Hudson Avenue, Oklahoma City, OK 73102

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Open flex space located right off Hudson between NW 7th St. and NW 8th St. in Midtown Oklahoma City. Space has one separate room approximately 16' X 16' that could be used as an office or lobby. There are two separate bathrooms as well as plumbing for a wash station or water fountain. Space could be perfect for a software or creative company, dance studio or athletic trainer.

PROPERTY HIGHLIGHTS

- Midtown OKC Walkability
- Alleyway Entrance
- Exposed Brick

OFFERING SUMMARY

LEASE RATE:	\$13.00 SF/yr (MG)
AVAILABLE SF:	2,155 SF
BUILDING SIZE:	6,850 SF

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	4,863	17,155	36,891
TOTAL POPULATION	10,326	35,437	77,148
AVERAGE HH INCOME	\$75,115	\$61,473	\$55,916

Ian Duty-Dean

Managing Broker

405.928.6210

ian@greyhound.group

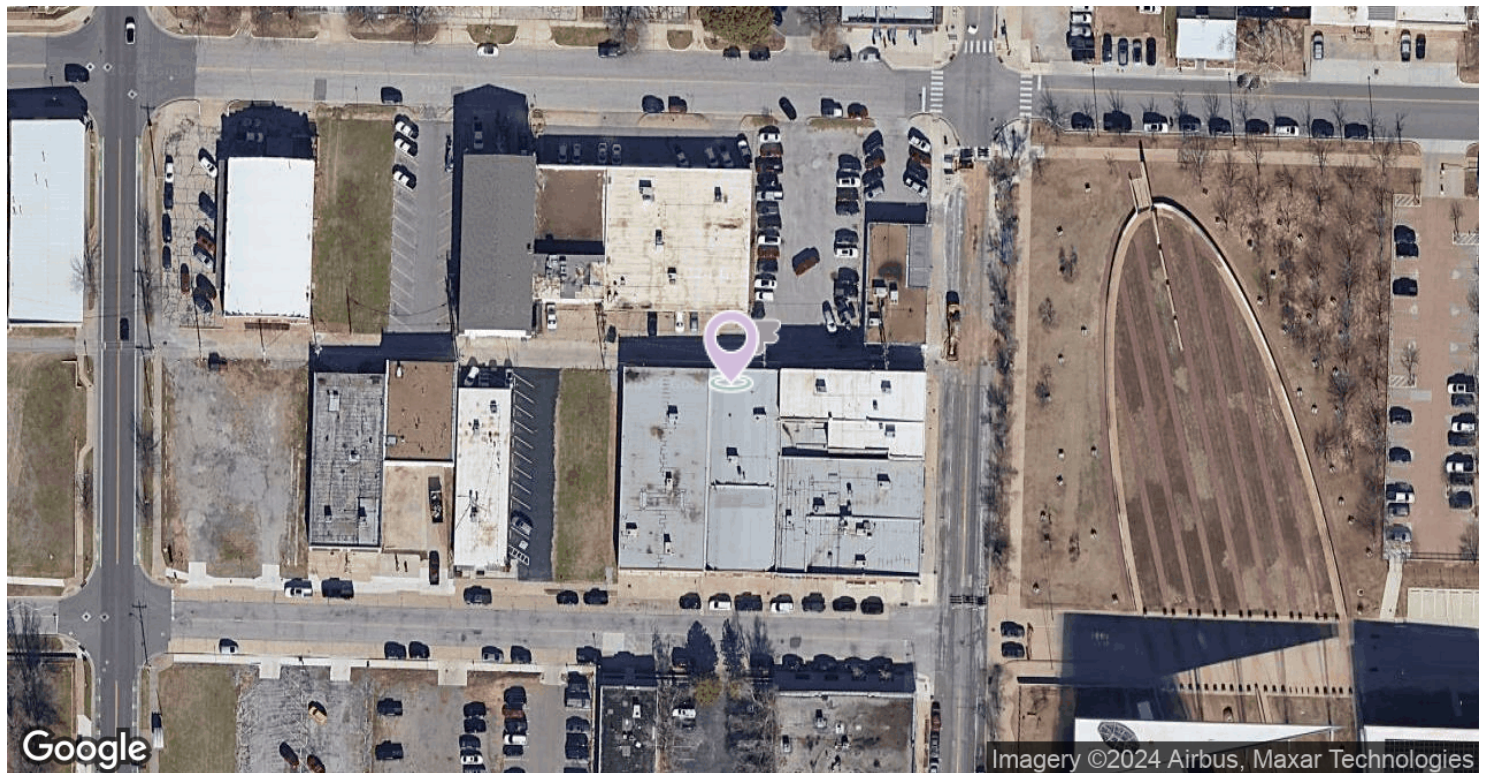
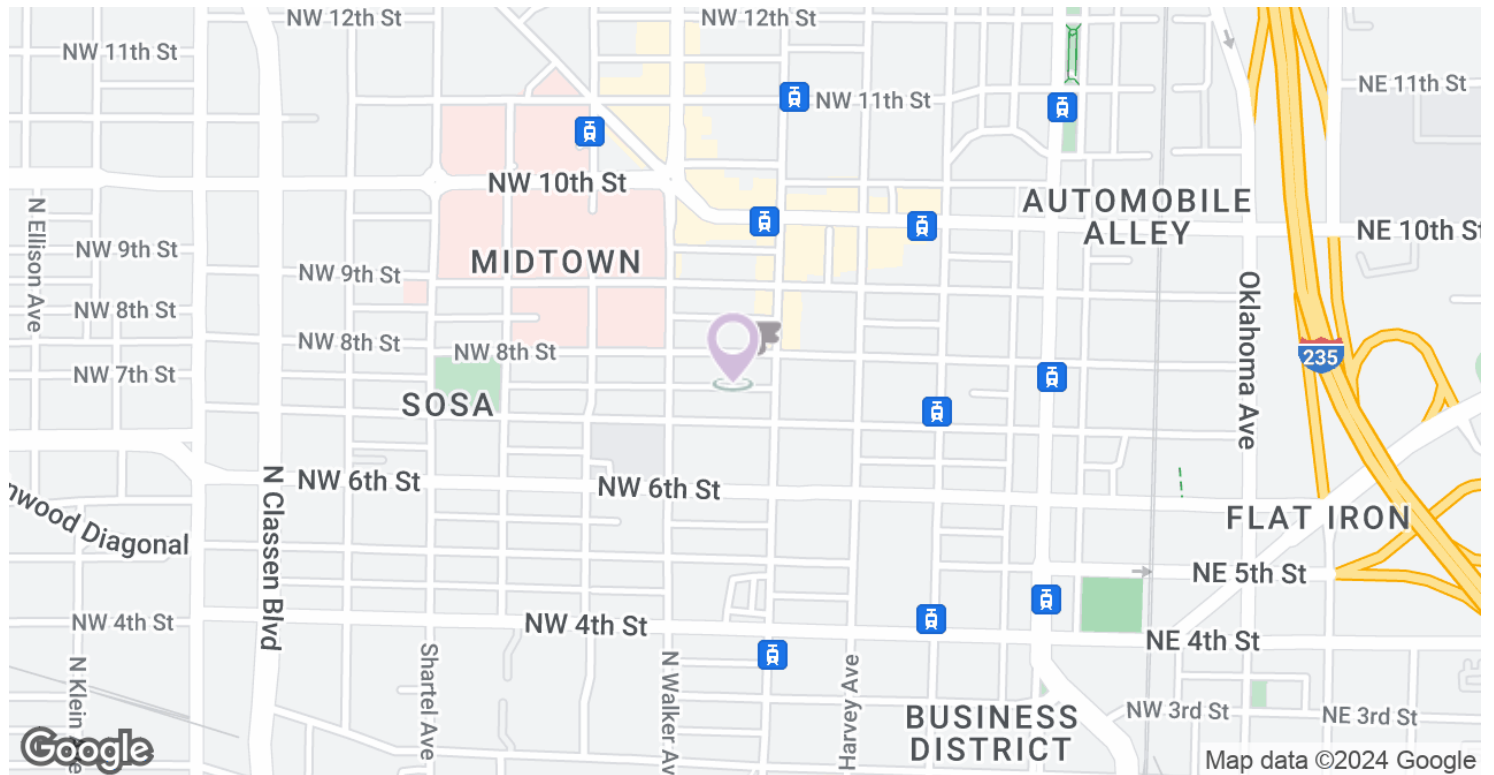


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IAN DUTY-DEAN

Managing Broker

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PROFESSIONAL BACKGROUND

Ian Duty-Dean earned his degree at the University of Oklahoma in multi-disciplinary studies focused on Construction Science and Finance. Ian began his career in commercial real estate during an internship at the Oklahoma City Urban Renewal (OCURA), a public-private partnership charged with the revitalization of Oklahoma City's urban neighborhoods. The experience and exposure to the industry lead him to becoming a broker at Land Run Commercial. At Land Run, his primary focus was retail leasing in the Oklahoma City metro and tertiary markets. While at Land Run Ian worked on redevelopment projects that helped spur the larger revitalization OKC's Uptown District. Ian joined ADEPT Commercial Real Estate in 2018 as a Senior Advisor, later becoming Director of brokerage sales and leasing. While at ADEPT Ian brokered deals in retail, office, industrial, multi-family and land. In 2023 he founded The Greyhound Group, a full-service commercial real estate firm offering brokerage, development and property management services. Ian brings a wealth of knowledge; by focusing on the mutual success of tenants and landlords, he positions assets to maximize their value, retains and attracts high quality tenants.

EDUCATION

University of Oklahoma - Multidisciplinary Studies

MEMBERSHIPS

Urban Land Institute
Commercial Real Estate Council of Oklahoma City
International Council on Shopping Centers
YMCA of Greater OKC - Downtown District Advisory Council
Automobile Alley Board of Directors

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