

415 N BROADWAY AVE

415 N Broadway, Oklahoma City, OK 73102

OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

Beautifully restored and maintained, 30's era American Art Deco facade. The first floor's exterior is encased with black metallic marble tile and street retail glazing systems. The second floor's exterior is a tan brick with black streamline accents offset from the parapet's casing. Sticking with the aesthetics of Automobile alley it has a unique neon sign. The northern face of the building is red brick, speckled with ivy, giving the building a charm in an urban environment.

LOCATION DESCRIPTION

415 N Broadway is situated at the southwest corner of NW 4th and Broadway. This location is ideal being along the historic and sought after Automobile Alley District, while also being in the Downtown Business District.

PROPERTY HIGHLIGHTS

- ON-SITE PARKING AVAILABLE
- Move-in Ready
- High ceilings

OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/yr (NNN)
AVAILABLE SF:	2,206 SF
LOT SIZE:	0.24 Acres
BUILDING SIZE:	20,500 SF

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	4,040	15,404	35,508
TOTAL POPULATION	8,369	31,908	75,953
AVERAGE HH INCOME	\$72,164	\$59,871	\$53,936

Ian Duty-Dean
Managing Broker
405.928.6210
ian@greyhound.group

Zac Duty-Dean
405.420.5085
zac@greyhound.group



This information has been obtained from sources believed reliable. The Greyhound Group has not verified it and makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

415 N BROADWAY AVE

415 N Broadway, Oklahoma City, OK 73102

OFFICE BUILDING FOR LEASE



Ian Duty-Dean
Managing Broker
405.928.6210
ian@greyhound.group

Zac Duty-Dean
405.420.5085
zac@greyhound.group

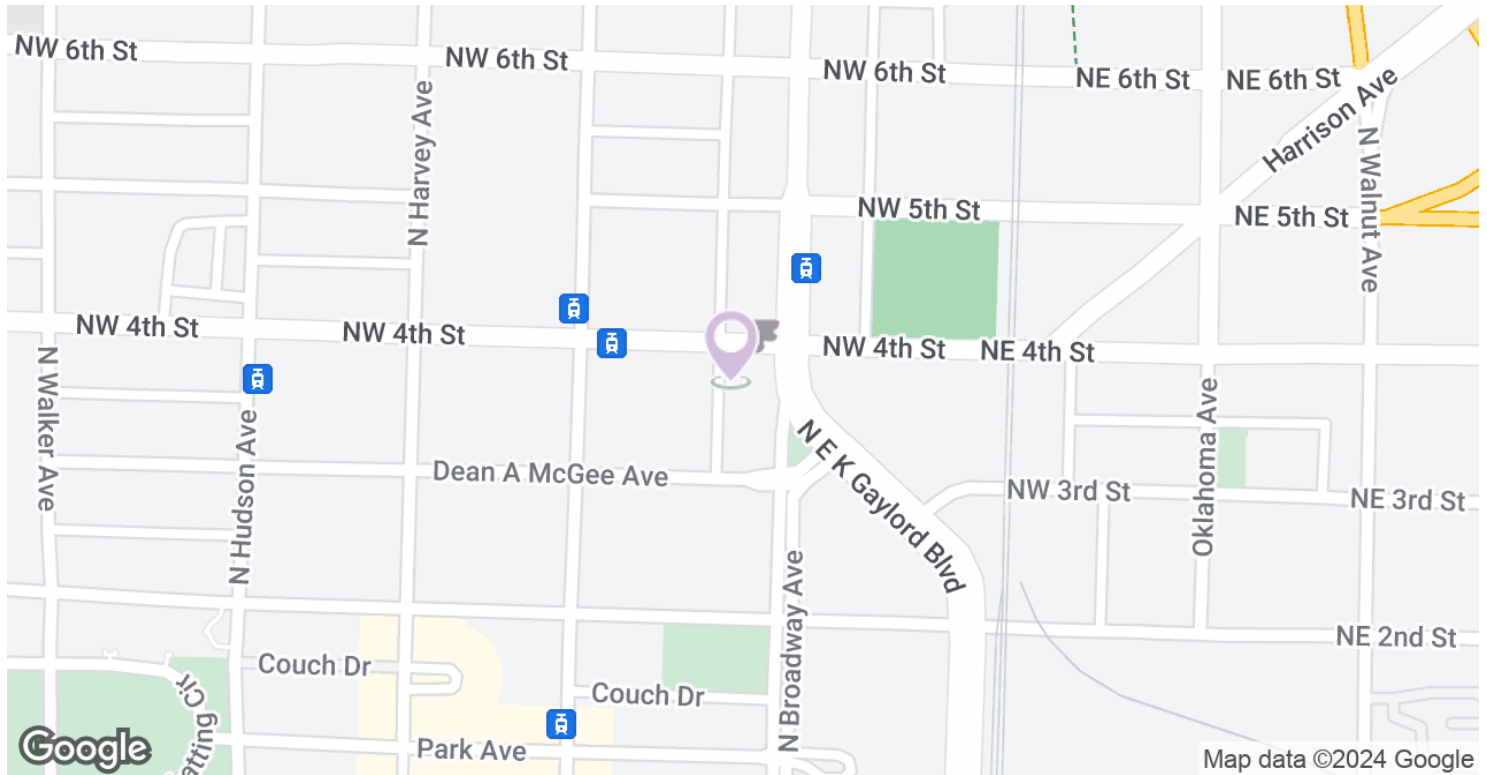


This information has been obtained from sources believed reliable. The Greyhound Group has not verified it and makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

415 N BROADWAY AVE

415 N Broadway, Oklahoma City, OK 73102

OFFICE BUILDING FOR LEASE



Ian Duty-Dean

Managing Broker

405.928.6210

ian@greyhound.group

Zac Duty-Dean

405.420.5085

zac@greyhound.group

Greyhound
Group



This information has been obtained from sources believed reliable. The Greyhound Group has not verified it and makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.