

PROPERTY DESCRIPTION

Be a part of the growing OKC core in this historic building with modern amenities. Offering an amazing 4,000+ restaurant opportunity on the first floor. Floors 3, 4, and 5 are ready for full customization.

PROPERTY HIGHLIGHTS

- Amazing views
- High Ceilings
- Built to your design
- Generous Tenant Improvement Allowance
- Class "A" Finishes
- Adjacent to the New Contemporary Arts Center
- Ground floor restaurant opportunity
- Gvm and conference rooms

Emily Duncan Belusko

Sales Associate

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LOCATION DESCRIPTION

Conveniently located on N.W. 12th Street just east of Broadway. With immediate access to Automobile Alley, Midtown and Downtown, this unique property is ready to be your next headquarters. Located along the street car track, the building is just north of the New Contemporary Arts Center with easy access to the Broadway Extension, I-35 and I-40.

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (Full Service)
Available SF:	25,374 SF
Building Size:	49,680 SF
Lot Size:	0.79 Acres
Year Built/Renovated:	1919/2023
Market:	Automobile Alley/Midtown

Kendra Streeter

Broker Associate

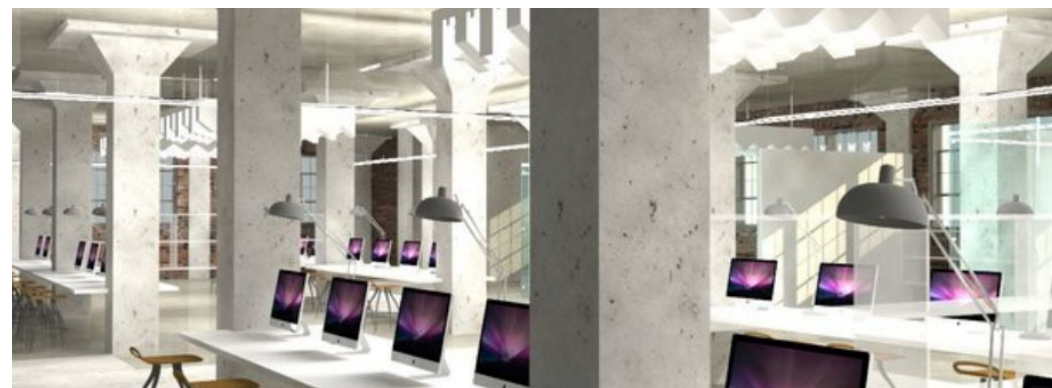
405.590.7202

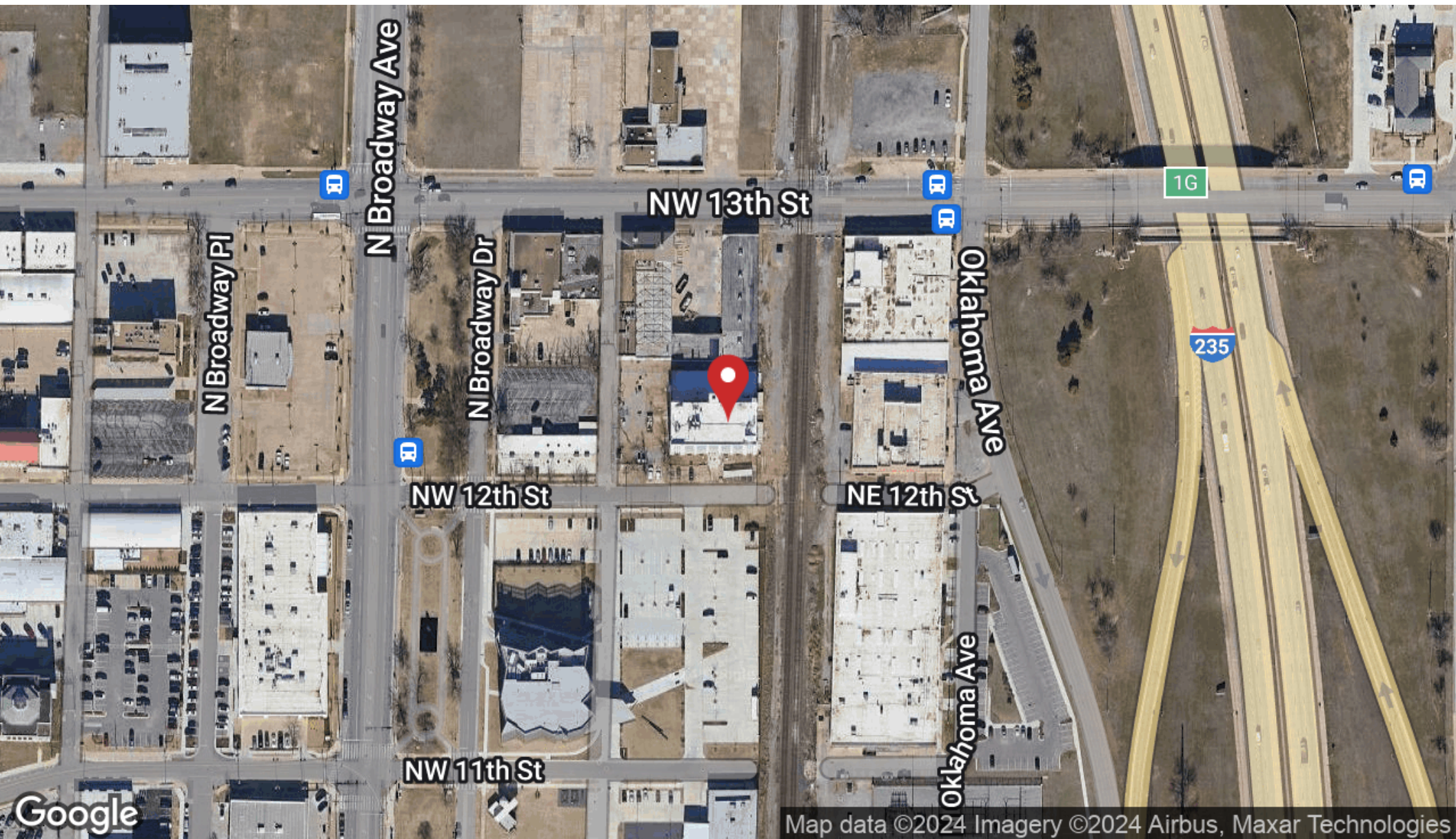
kendra@fleskeholding.com



Across Floor 1: 4,000+ SF Restaurant Opportunity
Across Floor 2: 6,557 SF Not Available
Across Floor 3: 6,855 SF Customizable Space
Across Floor 4: 6,855 SF Customizable Space
Across Floor 5: 6,855 SF Customizable Space





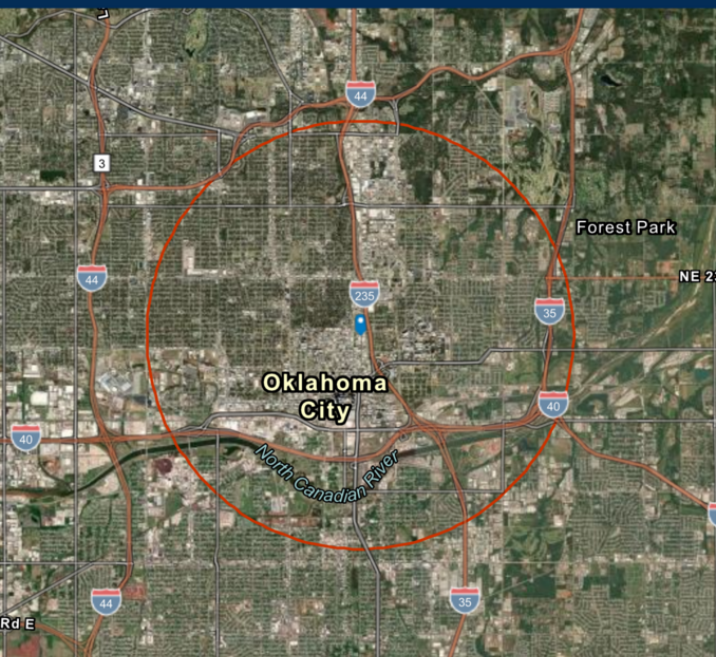




DEMOGRAPHIC PROFILE

1 NW 12th St, Oklahoma City, Oklahoma, 73103

Ring of 3 miles



This infographic contains data provided by Esri.
The vintage of the data is 2023, 2028

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EDUCATION



14%
No High
School
Diploma



25%
High School
Graduate



26%
Some College



35%
Bachelor's/Grad
/Prof Degree

EMPLOYMENT



White Collar

59.8%



Blue Collar

19.9%

4.5%



Services

20.3%

Unemployment
Rate

KEY FACTS

73,751

Population

34.9

Median Age

33,104

Households

\$39,416

Median Disposable Income

INCOME



\$45,840

Median Household Income



\$32,638

Per Capita Income



\$20,315

Median Net Worth

HOUSEHOLD INCOME (\$)

