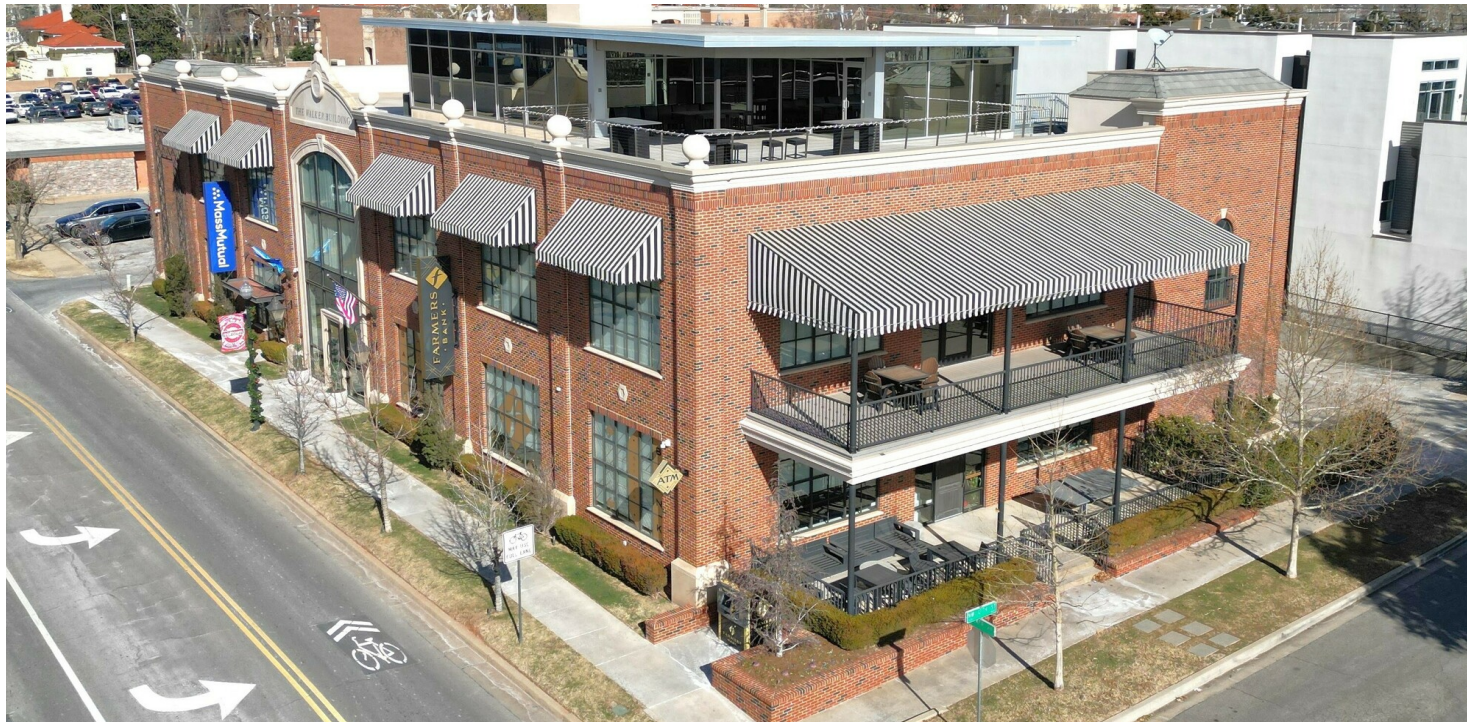


# THE WALKER BUILDING

1300 N Walker Ave, Oklahoma City, OK 73103



## OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	11,538 SF
Building Size:	22,572 SF
Lot Size:	0.41 Acres
Year Built:	2016
Zoning:	DTD-1

## PROPERTY OVERVIEW

Stunning Midtown Oklahoma City office building located in the heart of Midtown and within walking distance to many fan-favorite restaurants and shops. This Class-A office building was recently built in 2016, which allows a user to bypass costly maintenance items commonly seen among older midtown buildings. The building has been beautifully finished out and includes men's and women's ADA restrooms on each floor. The third floor is a must see, which includes a large entertainment/conference area with full kitchen/serving area and outdoor terrace overlooking the OKC skyline!

## PROPERTY HIGHLIGHTS

- Class-A office building
- 14 private offices, 4 flex rooms and two large cubicle areas
- Built in 2016
- Third floor terrace and entertainment suite
- On-site parking available
- Located in the heart of OKC Midtown



Adept Commercial Real Estate, LLC  
1 NE 2nd Street, Suite 101  
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## ADDITIONAL PHOTOS

# THE WALKER BUILDING

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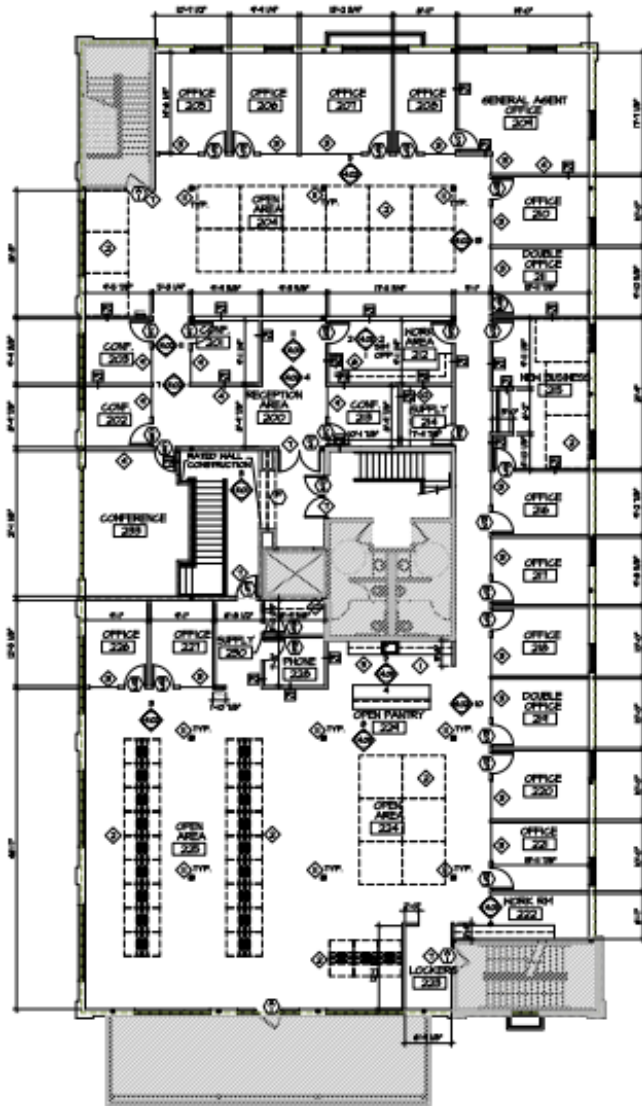
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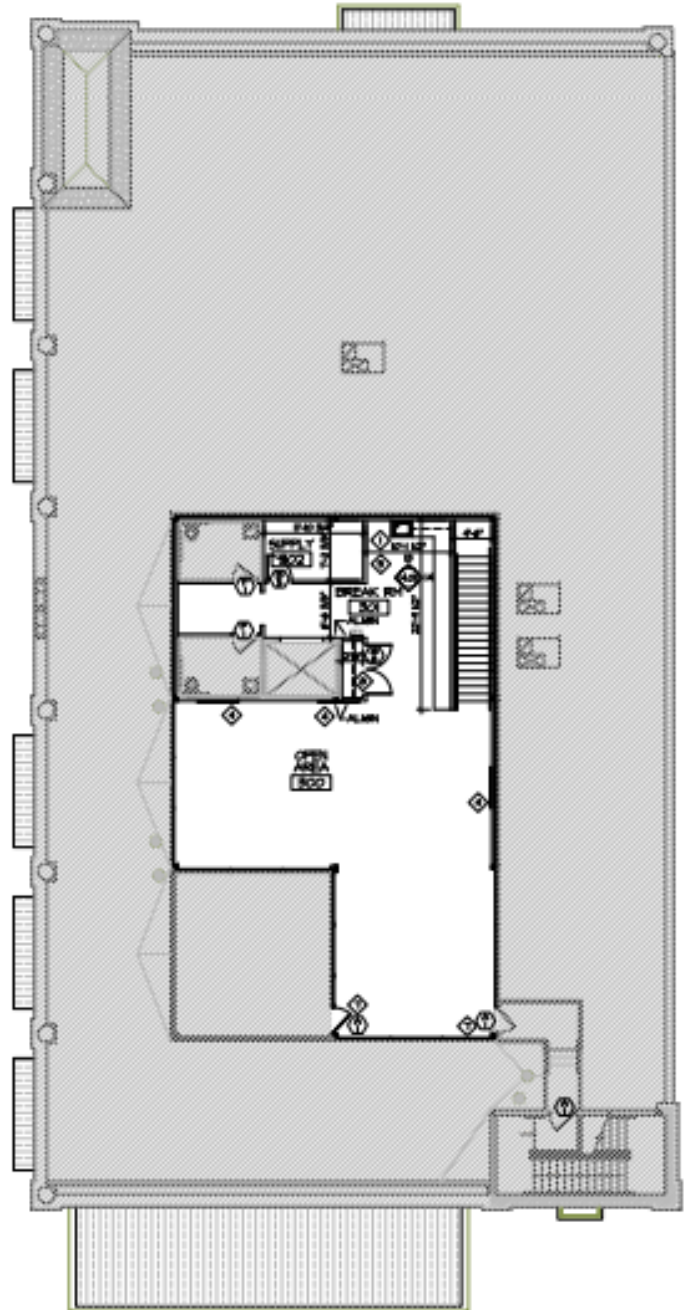
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SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"



THIRD FLOOR PLAN

SCALE 1/8" = 1'-0"



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## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	834	2,968	13,212
Average Age	37.3	35.3	32.5
Average Age (Male)	40.6	35.7	32.7
Average Age (Female)	35.1	34.0	32.4

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	647	1,901	6,200
# of Persons per HH	1.3	1.6	2.1
Average HH Income	\$75,850	\$81,503	\$74,219
Average House Value	\$113,646	\$177,278	\$193,726

\* Demographic data derived from 2020 ACS - US Census



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