

# IRON WORKS BUILDING - PRICE REDUCTION

221 N Douglas. Oklahoma City, OK 73106



## OFFERING SUMMARY

Sale Price: \$149,950

Available SF:

Lot Size: 0.18 Acres

Year Built: 1920

Building Size: 2,200 SF

Renovated: 2018

Market: Oklahoma City

Submarket: Downtown Oklahoma City

Price / SF: \$68.16

## PROPERTY OVERVIEW

Rare opportunity to own a property in Downtown Oklahoma City for under \$150,000.

## PROPERTY HIGHLIGHTS

- Located on the hard corner of NW 2nd and Douglas in an emerging district known as the Iron Works District
- New TPO roof, windows, siding, and doors
- High security doors and windows
- Fresh exterior paint
- New 200 amp electric panel
- ADA accessible bathroom
- Overhead door access for easy loading
- Easy access to the OKC Boulevard and I-40



Adept Commercial Real Estate, LLC  
1 NE 2nd Street, Suite 101  
Oklahoma City, OK 73104

Andrew Hwang, Esq  
734.223.6284  
andrew@adeptcre.com

Zach Martin  
405.823.1644  
zach@adeptcre.com



## ADDITIONAL PHOTOS

# IRON WORKS BUILDING

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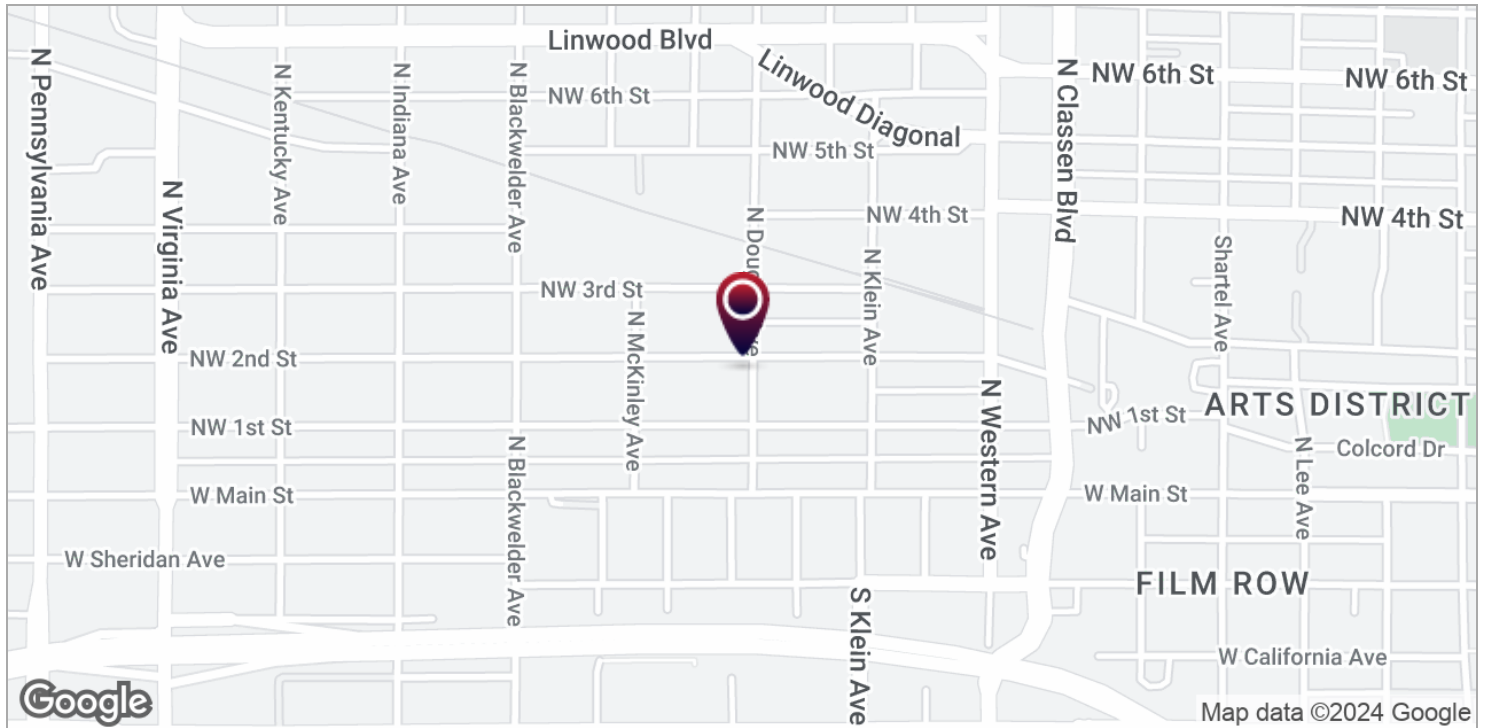
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# IRON WORKS BUILDING

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## ANDREW HWANG, ESQ

Co-Founder & Partner



1 NE 2nd Street, Suite 101  
Oklahoma City, OK 73104  
T 734.223.6284  
andrew@adeptcre.com  
OK #170740

## PROFESSIONAL BACKGROUND

Andrew Hwang serves as the Co-Founder and Managing Partner for ADEPT Commercial Real Estate and is an Of Counsel Real Estate Attorney with Riggs, Abney, Neal, Turpen, Orbison & Lewis. Andrew is a real estate professional with fourteen years of experience in commercial real estate investments, brokerage, and development. He is married to his wife, Sophia, and together, they have three young children named Andrew Jr, Ezekiel and Audrey.

### Recent Transactions:

Glen Eagles Shopping Center - \$3.75M | Central Plaza Student Housing - \$6.8M | LSB Chemicals Corporate Office (3 properties) - \$4M | IronGate Industrial Park (6 properties) - \$2.5M | Automobile Alley Portfolio (3 properties) - \$2.89M | NE 7th & Oklahoma - \$1.58M | Retail Portfolio in Del City, OK (11 properties) - \$2.3M | Individual Assurance Company Portfolio - \$3M | FLC Acquisitions (3 properties) - \$4M | 8th Street Market - \$1.2M | Okie Car Wash Site - \$1.1M | UKC Portfolio (3 properties) - \$1.05M | Medical Building Portfolio (RMO & ComFoCare) - \$1.55M | Timberbrooke Professional Center - \$3M | Plaza Garage - \$1.225M | 1720 National Development - \$2.5M | RBA Architects - \$1.73M | Eagle Lane Portfolio - \$1.25M | Baker Hughes Portfolio - \$1.6M | Emerson South High School Lease

## EDUCATION

University of Michigan-Ann Arbor - BA Economics  
University of Oklahoma College of Law - Juris Doctor

## MEMBERSHIPS & AFFILIATIONS

Oklahoma Bar Association | Urban Land Institute | Commercial Real Estate Council | International Council of Shopping Centers | Leadership OKC Class XXXVI - Alumni | University of Michigan-OKC Alumni Association - President | University of Michigan-OKC Scholarship Endowment - Trustee | Frontline Church - Finance Council | Ronald McDonald House Charities - Board of Directors



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zach@adeptcre.com

# IRON WORKS BUILDING

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## ZACH MARTIN

Co-Founder & Partner



1 NE 2nd Street, Suite 101  
Oklahoma City, OK 73104  
T 405.823.1644  
zach@adeptcre.com  
OK #151557

## PROFESSIONAL BACKGROUND

Zach Martin serves as the Co-Founder and Managing Partner for ADEPT Commercial Real Estate specializing in the sale of office buildings in Oklahoma. Prior to co-founding ADEPT, he was the Vice President for Newmark Grubb Levy Strange Beffort.. Zach has been a real estate professional specializing in investment sales, leasing, and development for over fourteen years. Martin's community involvement includes: Member of the Oklahoma Commercial Real Estate Council, member of the Oklahoma Urban Land Institute, voting member of the City Rescue Mission's Board of Directors, 18 years of attendance at Life Church and OKC Biz 40 Under 40 Achievement Award Recipient.

### Martin's Career Highlights:

\$80,000,000 development of the West Village Apartments in Downtown Oklahoma City | \$4,000,000 sale of the former LSB Campus located in Penn and I-40 in Oklahoma City | \$13,500,000 sale of 4801 Gaillardia Parkway in Oklahoma City | sale of the 100,000 square foot Century Center mall in downtown Oklahoma City | \$18,000,000 redevelopment of the historic Mideke Building in Bricktown | \$6,500,000 sale of Lake Park Office Tower in Oklahoma City | \$6,500,000 sale of the historic Oklahoma Hardware building in Bricktown | \$6,400,000 sale of the historic Kingman building in Bricktown | \$5,800,000 sale of the Bricktown Central Buildings located at 120 E Sheridan Avenue in Bricktown | \$1,450,000 sale of an industrial building located at 901 W California in downtown Oklahoma City | \$4,600,000 sale of Riverwalk shopping center in Moore | \$8,000,000 sale of 4700 Gaillardia Parkway in Oklahoma City | \$4,000,000 development of the Oklahoma Municipal Assurance Group Building in Edmond | \$4,200,000 sale of 3700 and 3800 Classen Boulevard in Oklahoma City | \$3,750,000 sale of The Expressways office building located at 2525 N.W. Expressway in Oklahoma City | \$3,500,000 sale of the Integris Family Care Building located at 1700 Renaissance Boulevard in Edmond Oklahoma | Martin leased over 225,000 square feet of office space at the First National Center to Devon Energy in 2007 | \$2,225,000 sale of an office building located at 1401 S. Douglas in Midwest City | \$1,550,000 sale of the Belle Isle Church Building in Oklahoma City | \$2,000,000 sale of the Flag Pole Lot (SE corner Sheridan & Oklahoma Ave) development site in Bricktown | \$1,300,000 sale of an office building at 4233 Charter Avenue in Oklahoma City | \$8,000,000 sale of 4700 Gaillardia Parkway in Oklahoma City | \$1.73M sale of RBA Architects



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