

125 PARK

125 Park Avenue, Oklahoma City, OK 73102



OFFICE SPACE NOW AVAILABLE

Available SF:	5,000 SF
Lease Rate:	\$18.00 SF/yr (MG)
Lot Size:	0.11 Acres
Building Size:	5,000 SF
Building Class:	A
Ceiling Height:	8.0 FT
Year Built:	1949
Renovated:	2010
Zoning:	DTD-1
Market:	Downtown
Sub Market:	Central Business District

PROPERTY OVERVIEW

This distinctive office features an open ceiling concept with above standard finishes throughout. Set up in a somewhat traditional manner, with a reception desk right off the elevator lobby, eight private offices, a conference room, kitchen, two restrooms and a secondary exit onto Couch Avenue to the north. Designer granite is used in the reception counter, kitchen, restrooms and the administrative support area. Two executive sized offices are provided natural light through floor to ceiling glass in the stairwell on the southside stair entry.

LOCATION OVERVIEW

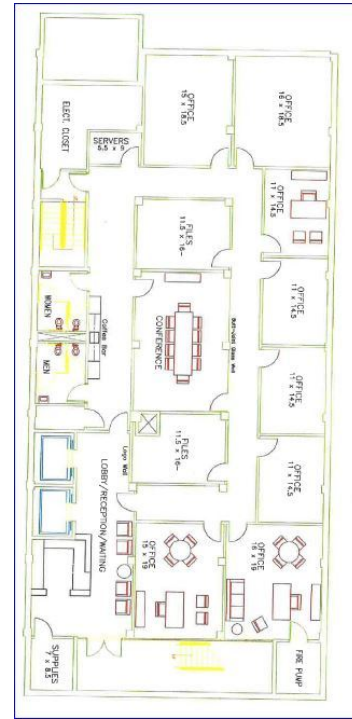
Located on prestigious Park Avenue, this heart of the City office location provides access in minutes to points of interest both business and entertainment. Starting at your on-street front door, down stairs entry, 1/2 block to the east is the new, fixed rail inter-urban trolley. The City and federal courthouses, Ronald Norick Library, and City municipal buildings are within two blocks to the west.

C. DEREK JAMES

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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	637,032
Population Density	637,032
Median Age	34.0
Median Age (Male)	33.0
Median Age (Female)	35.1
Total Households	255,544
# of Persons Per HH	2.5
Average HH Income	\$52,818
Average House Value	\$138,256

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