

# Fassler Hall

421 NW 10th, Oklahoma City, OK 73103



## OFFICE SPACE NOW AVAILABLE

<b>Lease Rate:</b>	\$19.00 SF/yr (NNN)
<b>Lease Type:</b>	Triple Net, with an Estimated CAM of \$3.00
<b>Space Location:</b>	In-Line, next to Orthodontist and Ticket Sales Company
<b>Suite Size:</b>	2,000 MOL
<b>Building Size:</b>	30,604 SF
<b>Building Class:</b>	A

Most recently awarded the Urban Land Institute's Best Small Infill Development Project for 2016, this beautiful contemporary retail/office center sits right in the heart of the desirable Midtown district of Oklahoma City. The project features drive-up parking, close proximity to other retail, specialty and boutique shoppes.

The Midtown District, or better yet, the Midtown community is located just north of the central business district, with Automobile Alley and OU Health Sciences to the east and St Anthony's Medical complex to the west, Midtown is known for mixing leading edge contemporary developments next to meticulously restored historic buildings in a "Live, Work, and Play" environment.

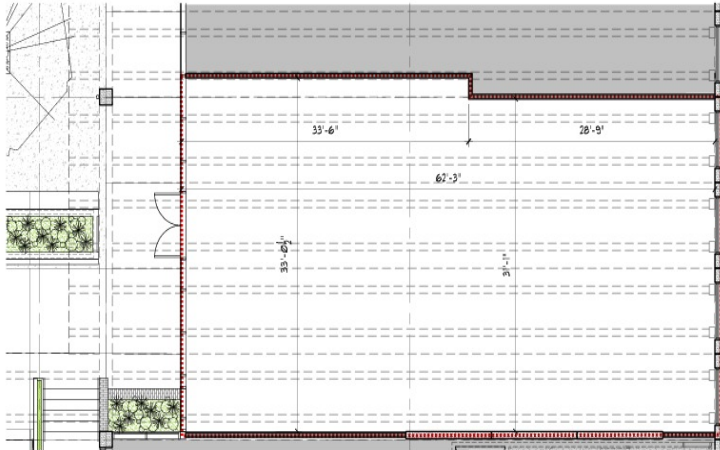
FOR MORE INFORMATION, CONTACT

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421 NW 10th Street - Suite 202E  
scale 1/8" = 1'-0"

Fitzsimmons Architecture  
04.15.2015



### DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	198,118
Population Density	198,118
Median Age	33.6
Median Age (Male)	33.0
Median Age (Female)	34.1
Total Households	78,232
# of Persons Per HH	2.5
Average HH Income	\$45,910
Average House Value	\$148,347

### TRAFFIC COUNTS (per ACOG)

N 10th	east	10,489
N 10th	west	10,398