

AWARD WINNING COLLABORATIVE OFFICE SPACE

# THE PACKARD BUILDING



## OFFERING SUMMARY

<b>Available SF:</b>	11,720 SF
<b>Base Rent:</b>	\$21.00 SF/yr (NNN)
<b>Taxes/Ins./CAM:</b>	est. \$5.00 per SF
<b>Building Size:</b>	37,614 SF
<b>Renovated:</b>	2012
<b>Market:</b>	CBD
<b>Submarket:</b>	Midtown

## LOCATION OVERVIEW

Oklahoma City's Midtown District is located just to the north of the central business district, west of the OU Health Sciences District and east of St. Anthony's Medical complex, the oldest and largest in the Metro. Midtown is known for its local and independent merchants, trendy restaurants and refurbished offices, housing and apartments. Historic homes and buildings are scattered throughout this District with an eye towards historic, architectural preservation.

## PROPERTY OVERVIEW

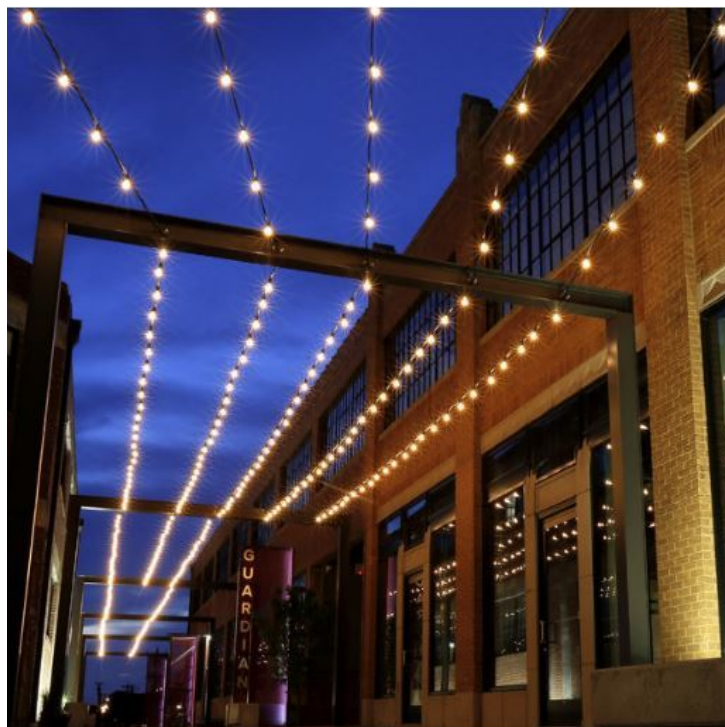
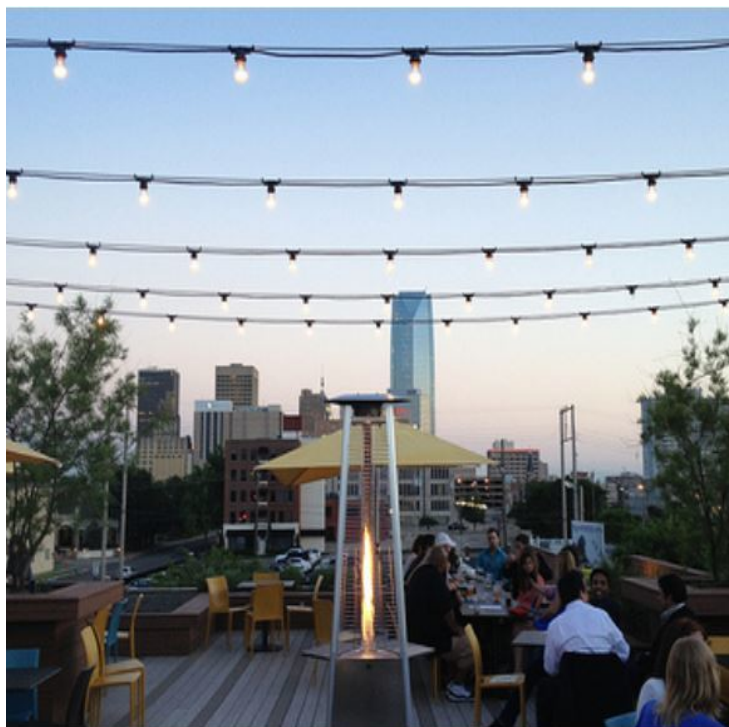
- Street car stop directly across the street
- Fee-based covered parking within a 1/2 block
- Furniture in place is negotiable
- Mix of collaborative and private spaces that feature teamwork over competition
- Rooftop patio available for Tenant's scheduled use

For more information please contact:

**C. DEREK JAMES**  
 djames@priceedwards.com  
 405.239.1206

THE PACKARD BUILDING

ADDITIONAL PHOTOS



For more information please contact:

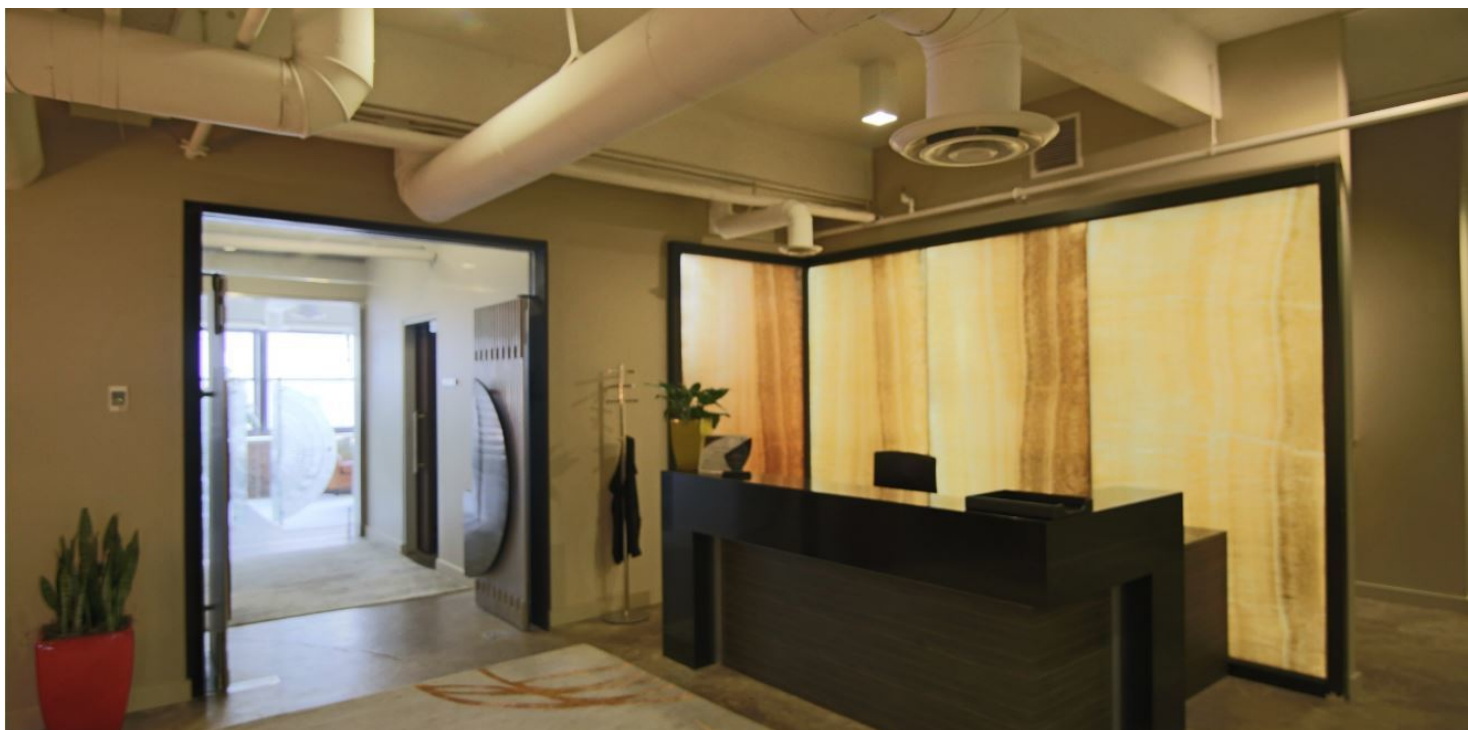
**C. DEREK JAMES**

[djames@priceedwards.com](mailto:djames@priceedwards.com)

405.239.1206

THE PACKARD BUILDING

ADDITIONAL PHOTOS



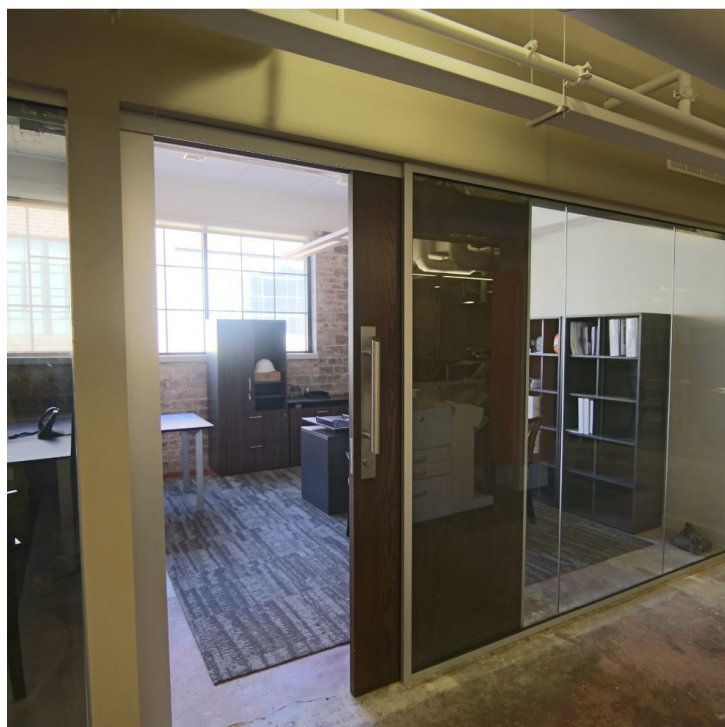
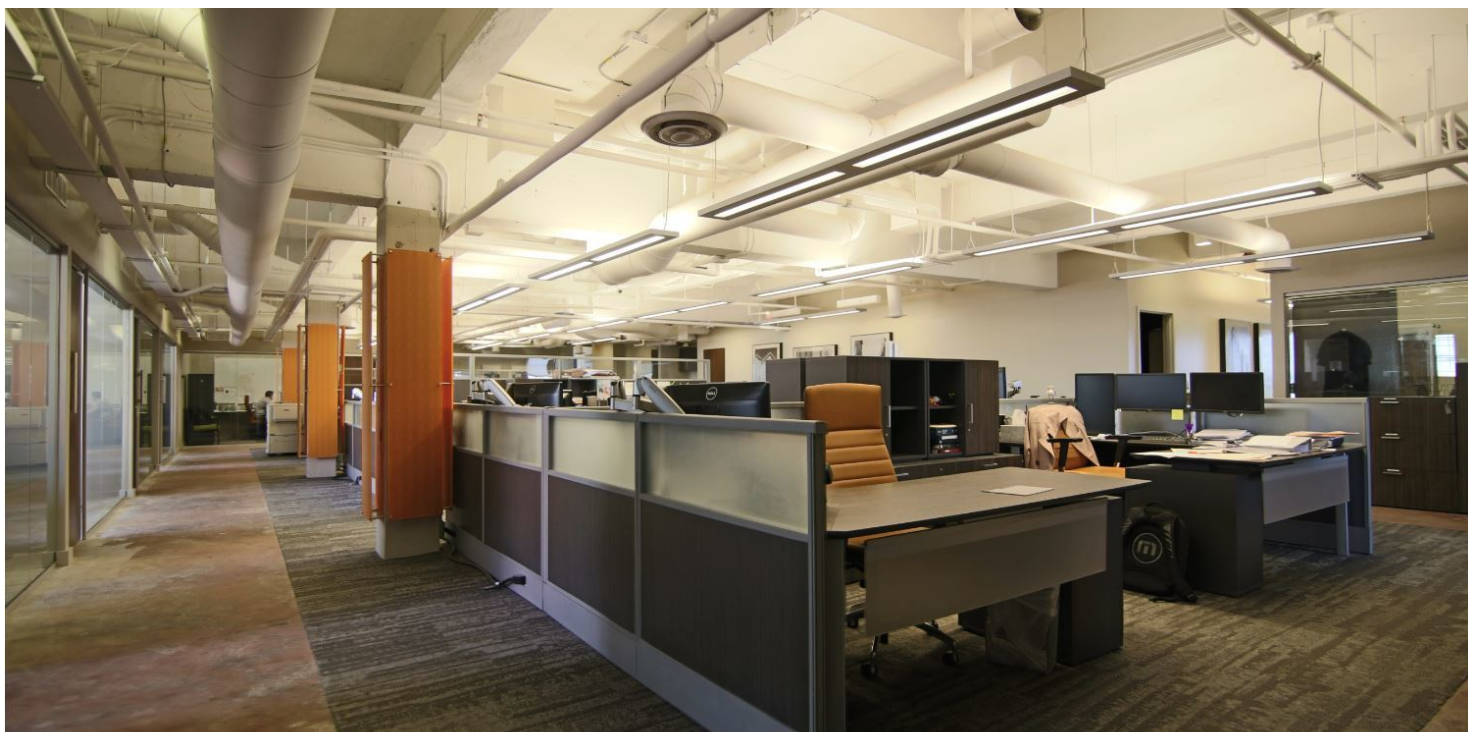
For more information please contact:

**C. DEREK JAMES**

djames@pricedwards.com  
405.239.1206

THE PACKARD BUILDING

ADDITIONAL PHOTOS



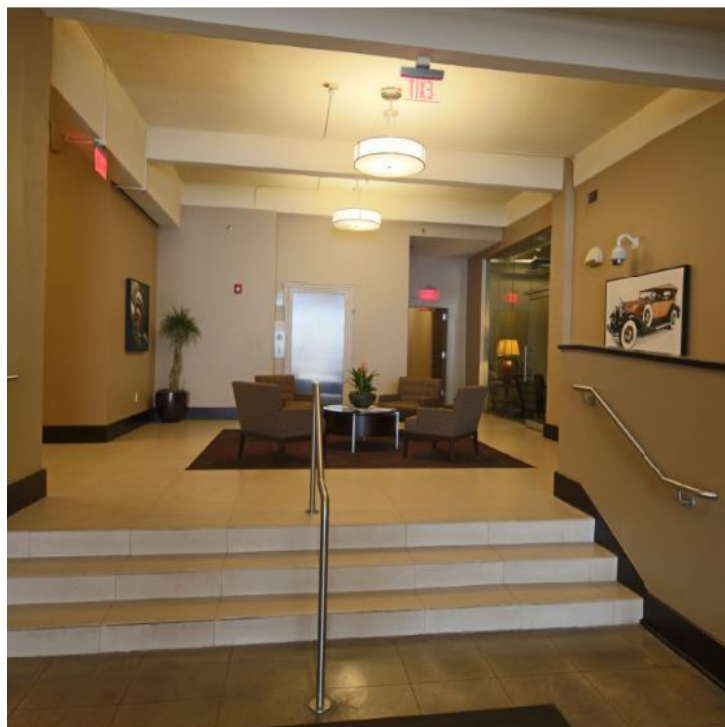
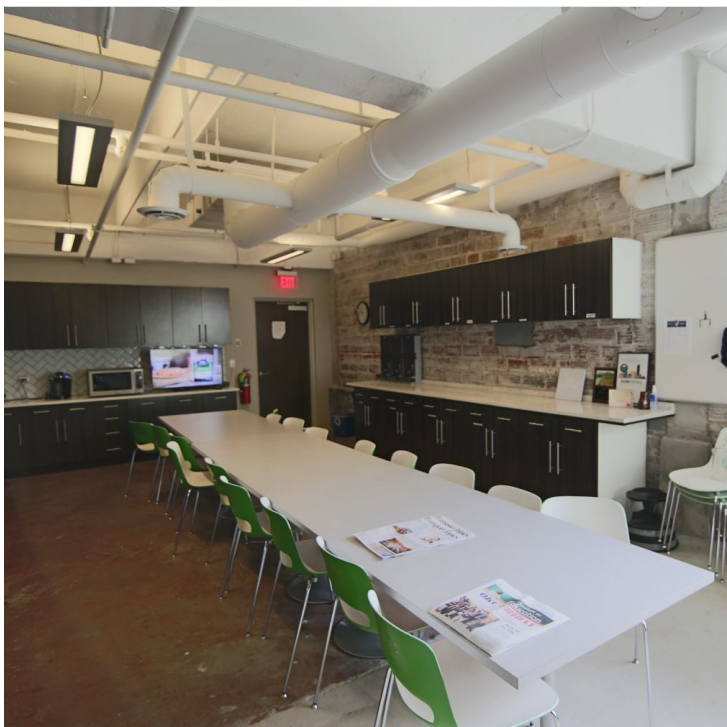
For more information please contact:

**C. DEREK JAMES**

djames@priceedwards.com  
405.239.1206

THE PACKARD BUILDING

ADDITIONAL PHOTOS



For more information please contact:

**C. DEREK JAMES**

djames@priceedwards.com  
405.239.1206

THE PACKARD BUILDING

FLOOR PLANS



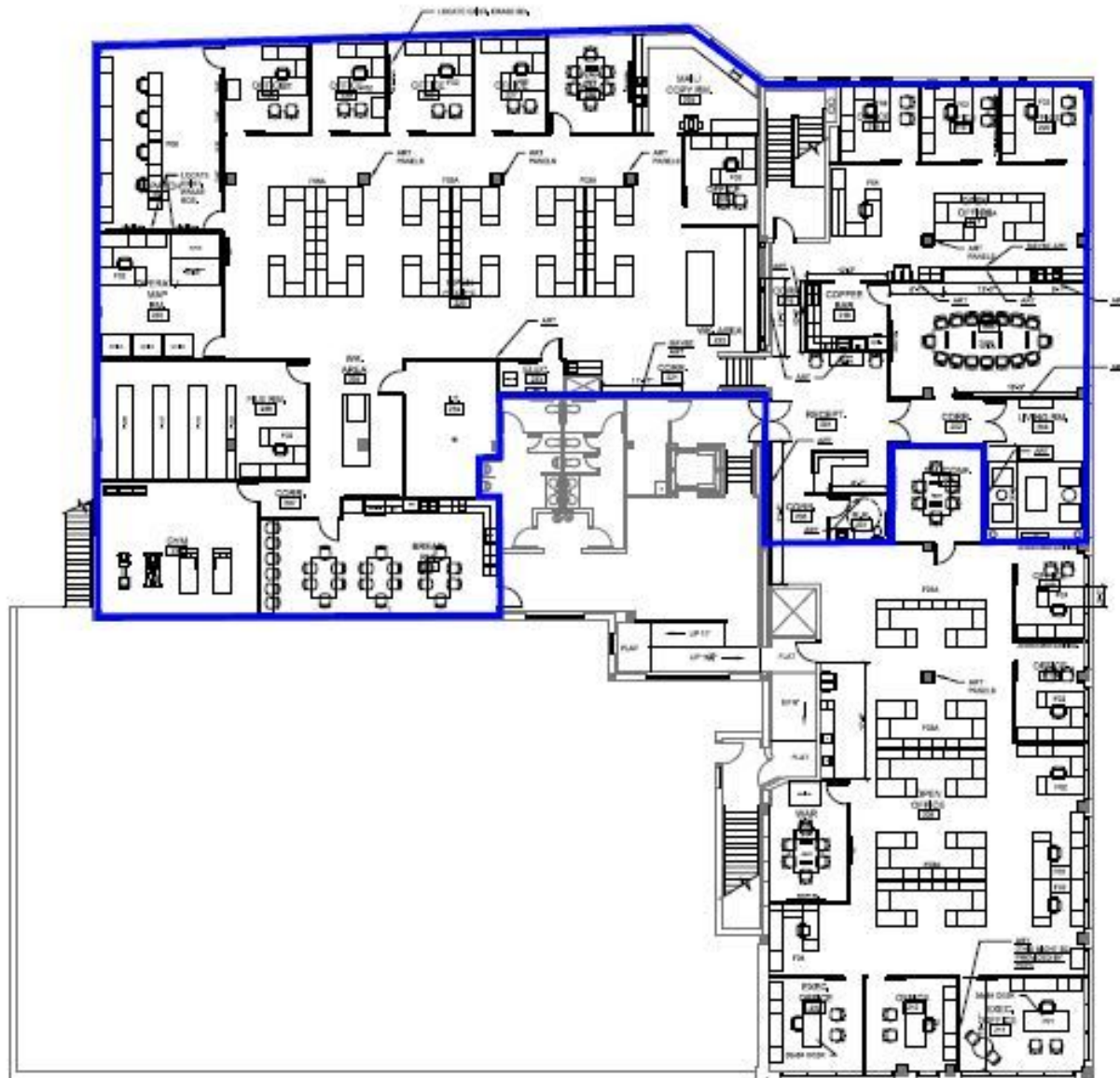
For more information please contact:

**C. DEREK JAMES**

djames@pricedwards.com  
405.239.1206

THE PACKARD BUILDING

FLOOR PLANS



 2ND FLOOR FURNITURE & EQUIPMENT PLAN

For more information please contact:

**C. DEREK JAMES**

djames@priceedwards.com  
405.239.1206

## ADVISOR BIO 1



### C. DEREK JAMES

Broker, Associate

djames@priceedwards.com

**Direct:** 405.239.1206

### PROFESSIONAL BACKGROUND

Mr James is an office leasing and investment specialist with 25 years experience in the Oklahoma City market. Mr. James affords a broad spectrum of experience in both Landlord and Tenant representation working with such companies as Lockheed Martin, Con Agra, Starbucks Coffee Company, British Petroleum, Superior Energy Services, United Data Technologies, Firestone, and NAPA Automotive to name but a few. Mr. James ability to foster creative thoughtful solutions for leasing and investment needs to a diverse customer base is one his many strengths. Mr. James holds a BA degree from Southern Nazarene University, an MBA degree from Oklahoma City University and has completed all classes for his CCIM designation.

### EDUCATION

MBA Oklahoma City University  
BA Southern Nazarene University

### MEMBERSHIPS

CREC

#### PRICE EDWARDS & COMPANY

210 Park Ave Suite 700  
Oklahoma City, OK 73102  
405.843.7474

For more information please contact:

### C. DEREK JAMES

djames@priceedwards.com  
405.239.1206