

Midtown Law Building

1309 N. Shartel Avenue, Oklahoma City, OK 73103



OFFICE SPACE NOW AVAILABLE

Available SF:	2,512 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Lot Size:	0.16 Acres
Building Size:	2,512 SF
Building Class:	A
Year Built:	1927
Renovated:	2015
Zoning:	DTD-1
Market:	CBD
Sub Market:	Midtown
Cross Streets:	N. Shartel Avenue and NW 12th Street

FOR MORE INFORMATION, CONTACT

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PROPERTY OVERVIEW

This gem of a building is a prairie style two story bungalow reflecting a craftsmanship long since forgotten in this era of glass and steel. The downstairs features a large conference room, a sitting parlor area a single office and a full kitchen. The second floor holds two large private offices, a third, slightly smaller private office and an open-plan workspace with a built-in desk for 3. Also on the second floor is a large, exterior patio facing east. The details throughout this building are exquisite in every way. Free surface parking is available in the front and back of the property along with a ramp access, a beautiful water feature and front and back porch sitting areas

LOCATION OVERVIEW

Possibly the most desirable location in the Metro, Midtown affords a wide variety of options all discriminating office users are looking for. The building sits amid a canopy of tree-lined streets and is within minutes of the downtown courthouse. Within walking distance are a variety of trendy restaurants, gastro-pubs, boutique hotels and local coffee houses.

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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)	
Total Population	204,093
Population Density	204,093
Median Age	33.7
Median Age (Male)	33.1
Median Age (Female)	34.4
Total Households	81,746
# of Persons Per HH	2.5
Average HH Income	\$47,153
Average House Value	\$154,811