

626 WEST MAIN STREET

Mixed-Use Property in Film Row



STANDARD ENGRAVING BUILDING

ALLISON BARTA BAILEY

Price Edwards - Urban

405.239.1245

abailey@priceedwards.com

STANDARD ENGRAVING BUILDING

Executive Summary



OFFERING SUMMARY

Address:	626 West Main Street OKC, OK 73102
Sales Price:	\$2,095,000
Building SF:	6,250 SF
Lot Size:	0.109 Acres
Year Built:	1920
Building Size:	6,250 square feet
Renovated:	2010
Zoning:	Downtown Business District (DBD), Downtown Parking Overlay (DP)
Submarket:	Film Row

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PROPERTY HIGHLIGHTS

Originally the Standard Engraving Building, this mixed-use redevelopment includes a 2nd floor luxury loft with elevator access and 1st floor retail/office space in the Film Row District.

6,250 total square feet is divided evenly between the 1st and 2nd floors.

Updated plumbing, electrical and mechanical in 2010.

NEIGHBORHOOD

- Film Row is home to 21C Museum & Hotel, the Jones Assembly, Okay Yeah Coffee Shop, Plant Shoppe, Joey's Pizza and numerous employers.
- Directly across the street from this property, the Main Street Arcade has undergone a multi-million dollar transformation with retail and restaurants on the ground floor.
- Walking distance to the Central Business District, Myriad Gardens, OKCMOA and new OKC Streetcar route.

STANDARD ENGRAVING BUILDING

1st Floor Office/Retail Space



1ST FLOOR OVERVIEW

Unfinished storefront space has a Main Street entry and large glass windows. Commercial space can be expanded into oversized garage to achieve almost 3,000 SF of usable/leasable SF.

This setup is suitable for a live/work, but loft can also be locked to be inaccessible by retail tenants if used as a leasable suite.

DETAILS

- Finished restroom & plumbed for additional restroom
- High ceilings
- Level concrete floor
- Insulated ceiling
- Street parking and monthly paid parking lots easily accessible from building for a potential tenant

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Loft Details - 2nd floor



2ND FLOOR LOFT OVERVIEW

Luxury loft on 2nd floor is move-in ready with high end and historic finishes throughout. Views of Main Street Arcade and the Civic Center to the north, views of downtown Oklahoma City and film row buildings to the east.

LOFT DETAILS

- 2 Bedrooms, 2 Bathrooms, open kitchen with pantry, dining room, laundry, living area and spacious outdoor patio.
- Master Suite has freestanding tub, large shower, double sinks and spacious walk-in closet. Bedroom has views over Main Street and original brick detail and fireplace.
- Downstairs garage connects to loft via elevator and stairwell. Garage can store multiple vehicles. Building's original stairwell connects Main Street entrance to loft.
- Alley-entry drive has automatic gate, outdoor covered parking space and enclosed trash area.
- Loft is designed to be low-maintenance. Patio materials were selected for durability through Oklahoma's weather and the setting sun is diffused through an architectural pergola.
- Two gas fireplaces: one in living and one in master suite.
- Original Standard Engraving sign can be seen in the dining area.

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STANDARD ENGRAVING BUILDING

Loft - Kitchen, Living and Dining Areas



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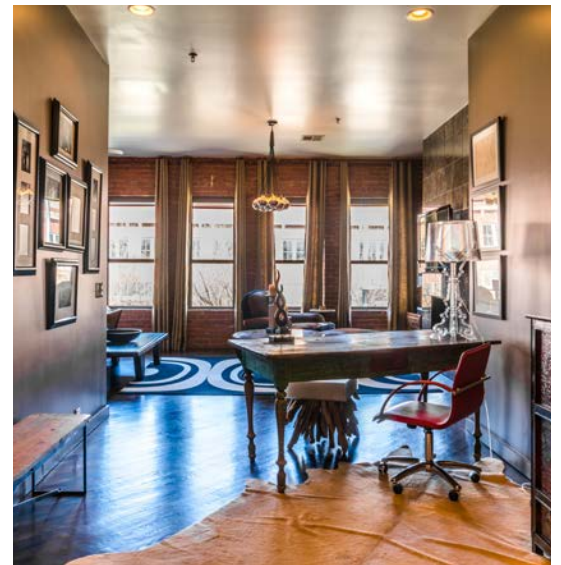
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Loft - Master Suite



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STANDARD ENGRAVING BUILDING

Patio, Garage & Outdoor space



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