

1 NE 7TH STREET

Restaurant, Retail or Office in Automobile Alley Available



1 NE 7TH STREET

ALLISON BARTA BAILEY

Price Edwards - Urban

405.239.1245

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Property Description



PROPERTY OVERVIEW

The former Brawley Rents building consists of three one-story suites with a shared patio and parking lot. 40+ parking spaces and an alley-side loading area are available to tenants.

All three suites have industrial features, raw brick walls and high ceilings with the opportunity to add storefront windows and doors as tenants see fit.

LOCATION OVERVIEW

1 NE 7th is walking distance to existing residential in Deep Deuce and The Metropolitan Apartments and surrounded by small and mid-size office buildings. Quick access from I-235 for both north and south bound visitors and a close streetcar stop makes this one of the easiest spots to access in Downtown.

Across the street, Tribune Capital's Central Exchange redevelopment project includes 26,000 SF of office space, a food hall and on-site parking. One block away, the new Heartland Payments building is under construction for an estimated 600 employees.

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Available Spaces

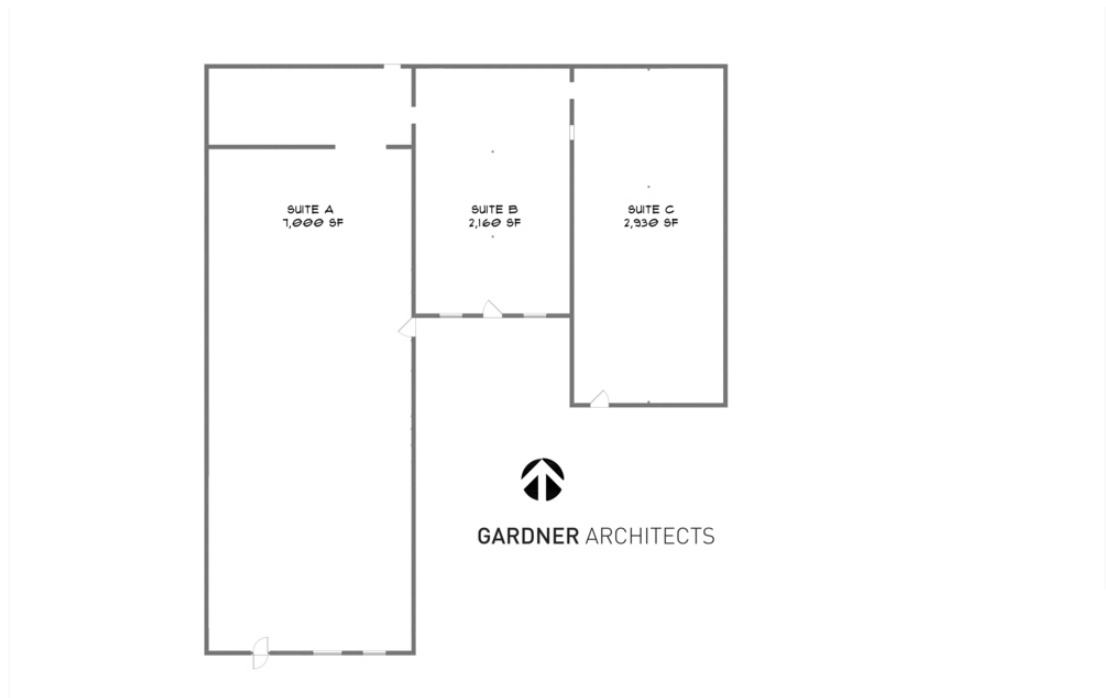


LEASE TYPE | NNN

TOTAL SPACE | 2,160 - 7,000 SF

LEASE TERM | Negotiable

LEASE RATE | Negotiable



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1 NE 7th Street, A	7,000 SF	NNN	Negotiable	Open space with 20 ft. max ceiling & free parking
1 NE 7th Street, B	2,160 SF	NNN	Negotiable	Open space with 14.5 ft. max ceiling & free parking
1 NE 7th Street, C	2,930 SF	NNN	Negotiable	Open space with 13.5 ft. max ceiling & free parking

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Additional Photos



Suite A, 7000 SF



Suite B, 2160 SF

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Additional Photos



Suite C, 2930 SF



View from Suite A into Suite B



Proposed patio space, shaded from west setting sun

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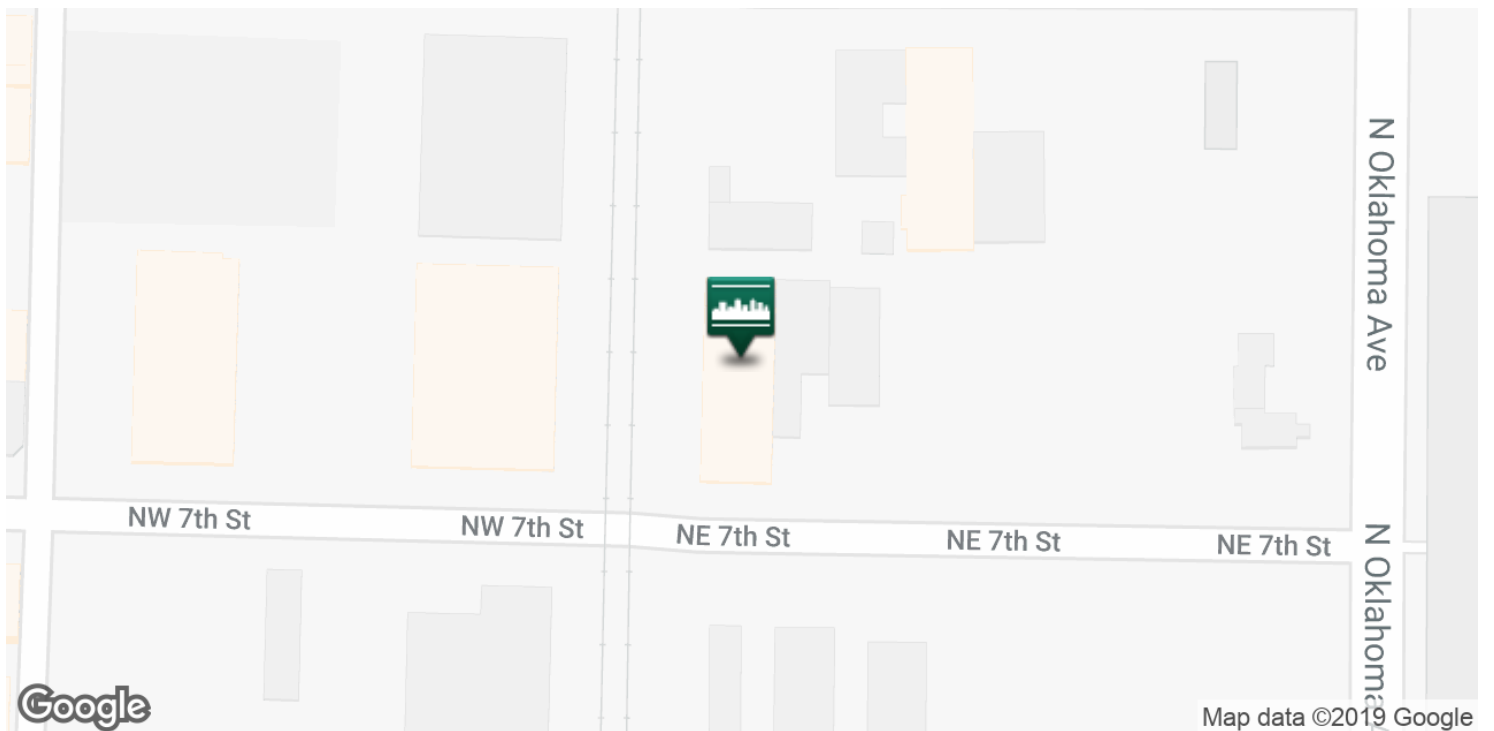
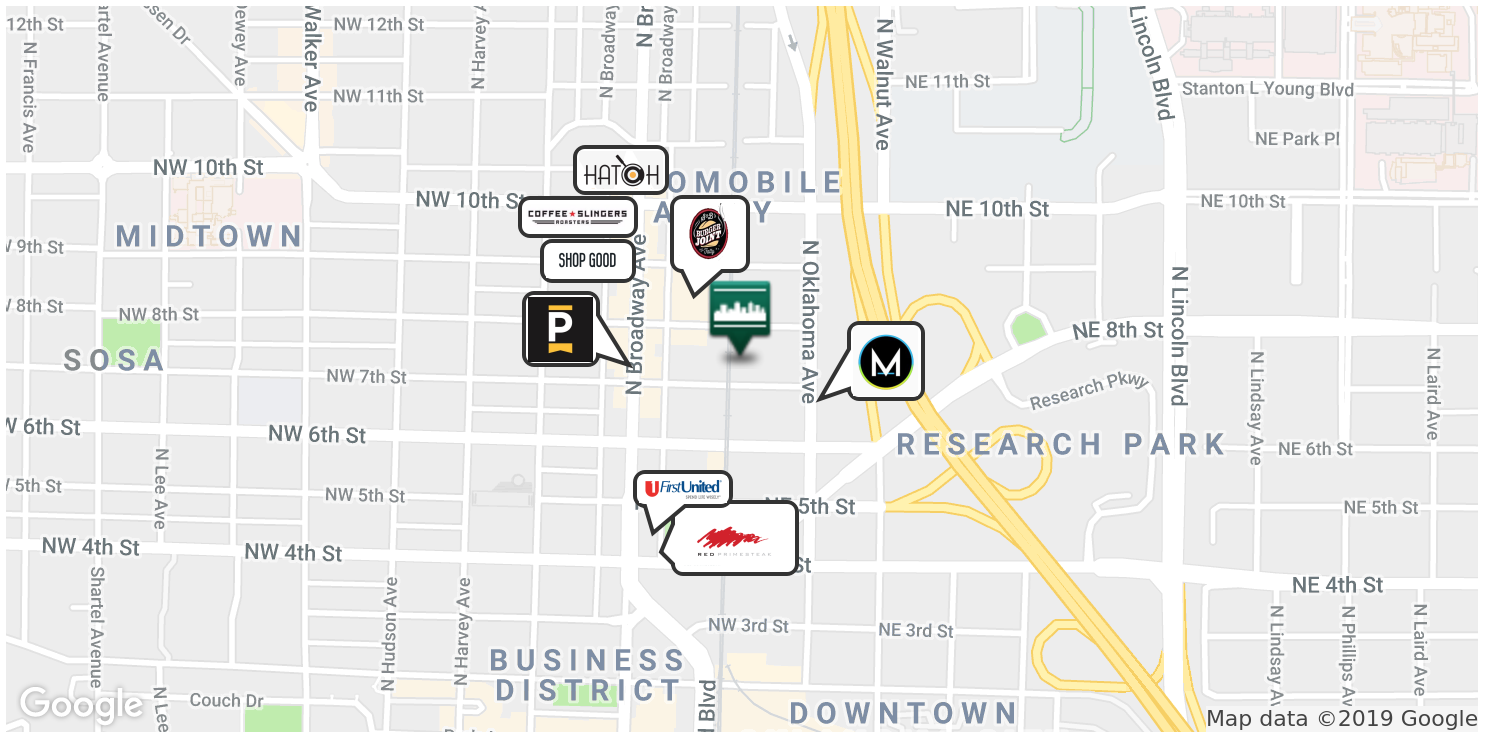
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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

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Located in Historic Automobile Alley



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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,195	68,144	190,320
Median age	34.8	33.4	33.4
Median age (Male)	35.1	33.7	32.9
Median age (Female)	33.1	33.4	33.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,568	27,193	74,409
# of persons per HH	2.0	2.5	2.6
Average HH income	\$53,848	\$43,101	\$44,255
Average house value	\$449,951	\$169,091	\$133,768

* Demographic data derived from 2010 US Census

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