

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

abailey@priceedwards.com

1 NE 7TH STREET

1 NE 7th Street Oklahoma City, OK 73104



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 suites have industrial features, raw brick walls and high ceilings with the opportunity to add storefront windows and doors as tenants see fit. Suite A will be home to Skydance Brewing Company and Landlord is looking for tenants that will be collaborative with Skydance.

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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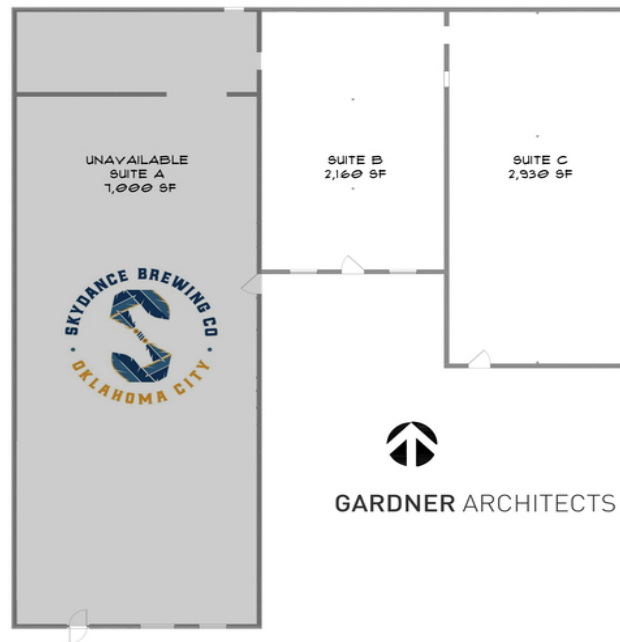


LEASE TYPE | NNN

TOTAL SPACE | 2,160 - 2,930 SF

LEASE TERM | Negotiable

LEASE RATE | Negotiable



| SUITE | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|--------------------|-----------|------------|------------|---|
| 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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Suite B, 2,160 SF



Suite C, 2,930 SF

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View of Downtown from 1 NE 7th



View from Suite A into Suite B



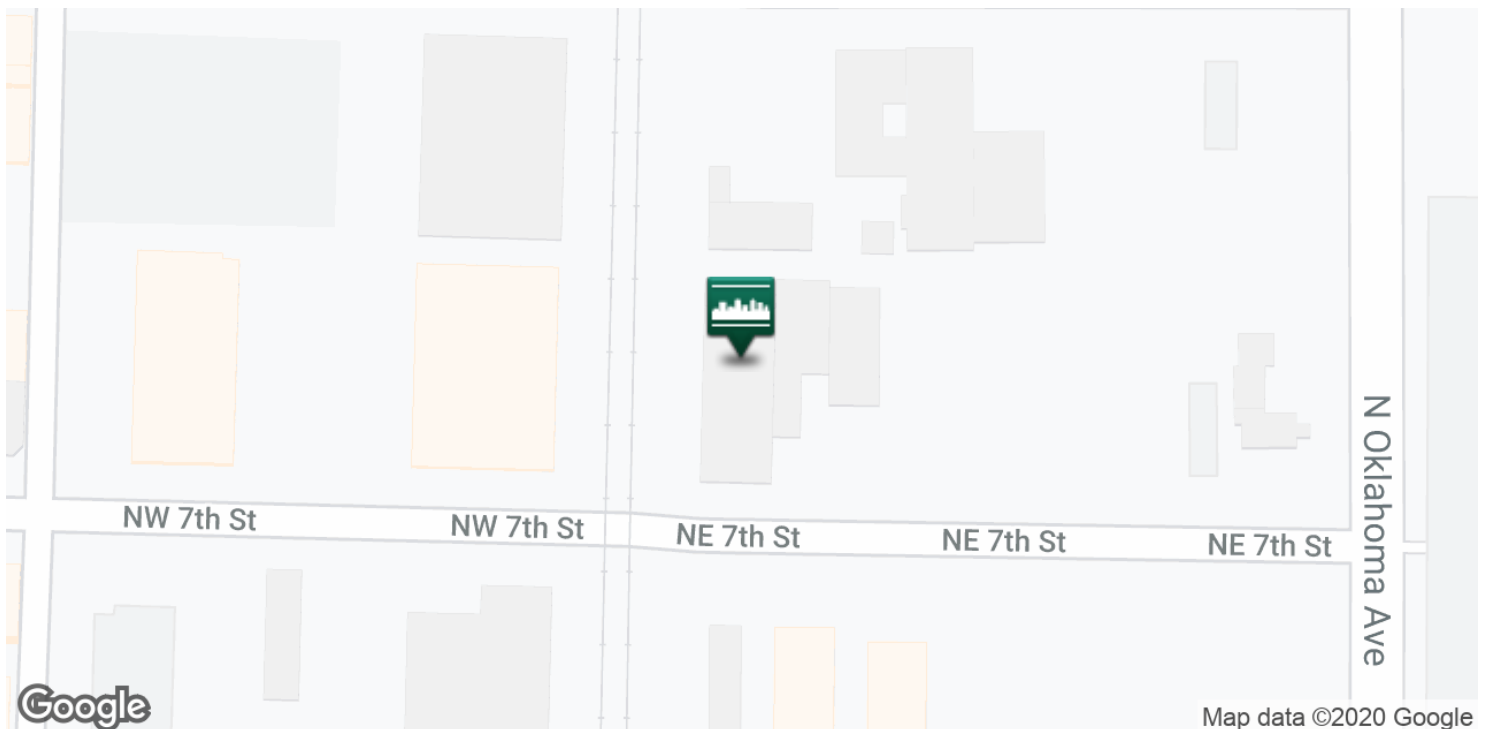
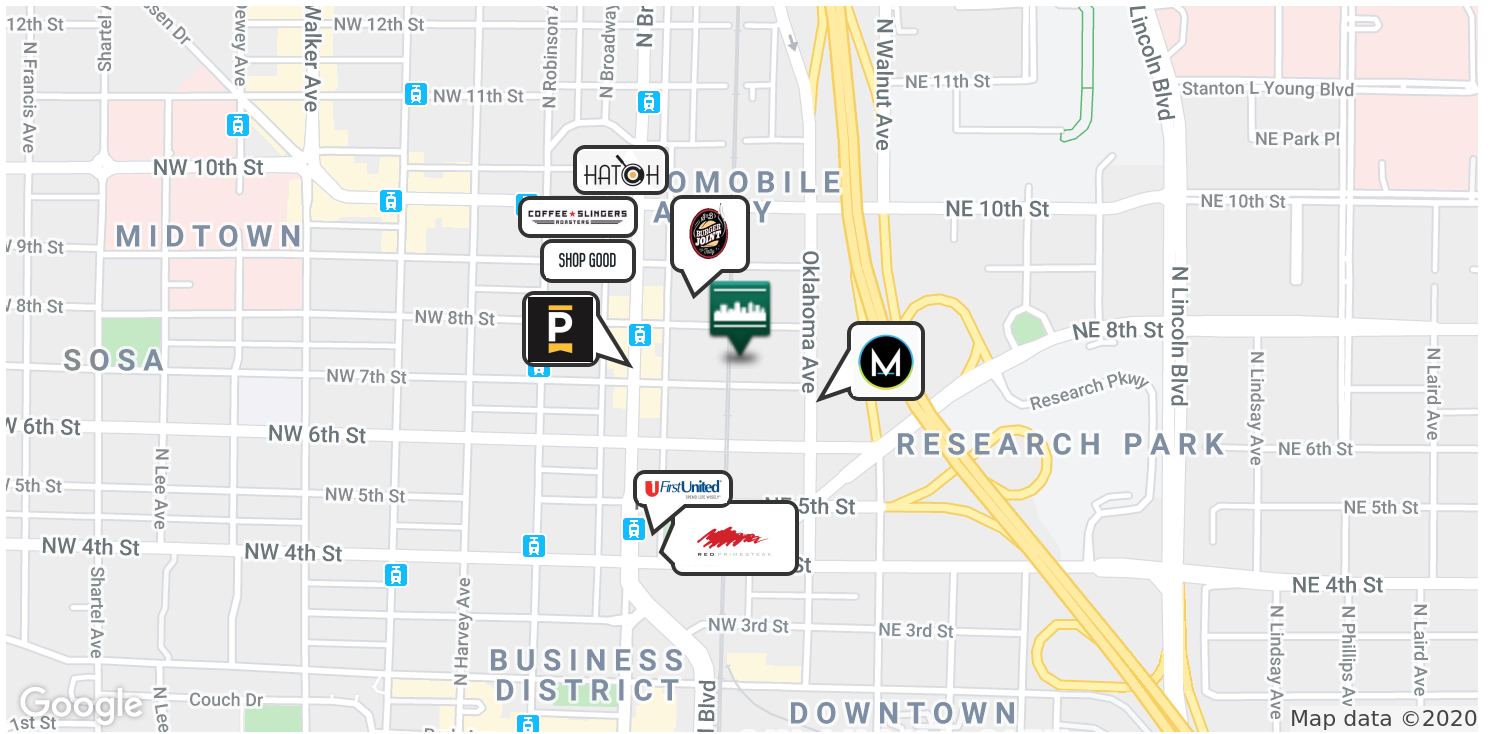
Future patio for Skydance Brewing Company

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Located In Historic Automobile Alley



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