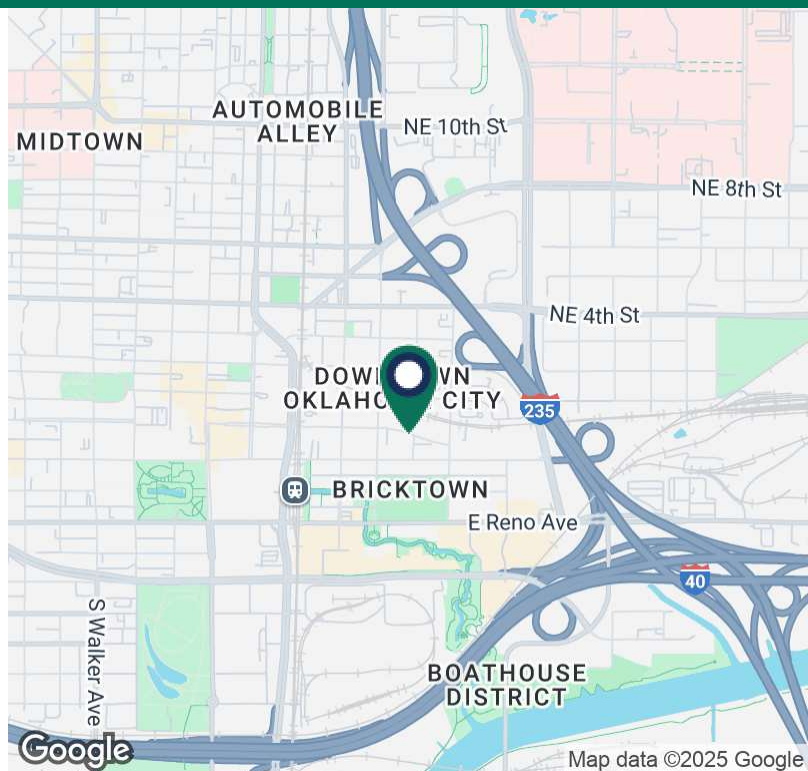


GROUND FLOOR OFFICE/RETAIL

224 E MAIN ST, OKLAHOMA CITY, OK 73104



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Move in Ready - Discover a prime leasing opportunity at 224 E Main St, Oklahoma City, OK, 73104. This impeccably maintained property offers an ideal blend of modern amenities and timeless charm, providing a distinguished setting for your business. With convenient access to major transportation routes and Bricktown's amenities. From its sleek, contemporary lobby to its class brick exterior, this property is designed to impress delivering a prestigious image and unmatched functionality, positioning your business for success in the heart of Oklahoma City.

OFFERING SUMMARY

Lease Rate:	\$22.00 - 24.00 SF/yr (NNN)
Number of Units:	4
Available SF:	4,269 SF
Lot Size:	4,554 SF
Building Size:	8,351 SF

AARON DIEHL

adiehl@priceedwards.com
O: 405.651.3308

PROPERTY HIGHLIGHTS

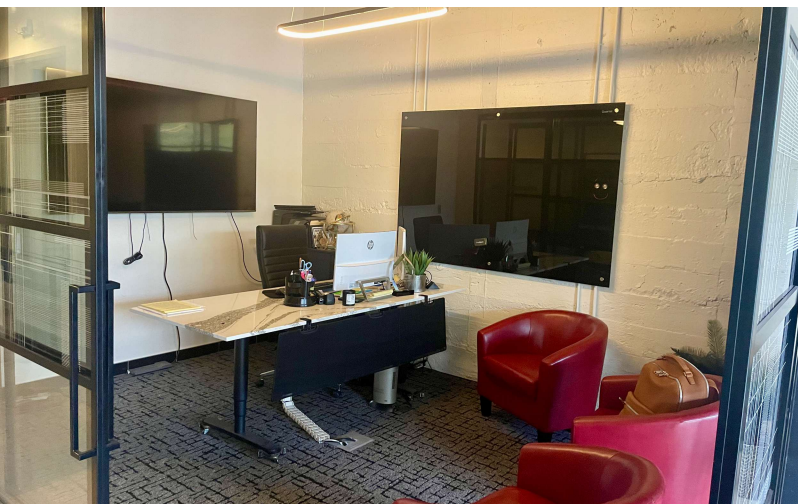
- Rate: \$22-\$24/NNN
- Building SF: 8,351
- Available SF: 1,000 - 4,269
- Move-in Ready
- Single or Multi-Tenant Use
- Steps from Bricktown retail & dining
- High End modern finishes
- Exterior patio Space

DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	679	1,475	3,277
Total Population	1,036	2,274	5,533
Average HH Income	\$100,258	\$98,132	\$84,269

224 E. MAIN ST

224 E MAIN ST, OKLAHOMA CITY, OK 73104



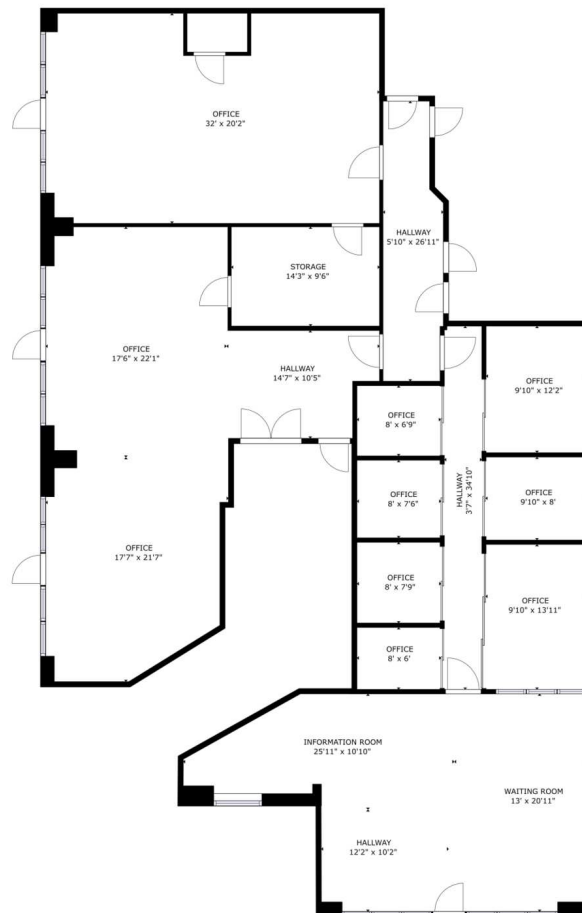
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224 E. MAIN ST

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GROSS INTERNAL AREA
FLOOR 1: 3189 sq ft
TOTAL: 3189 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



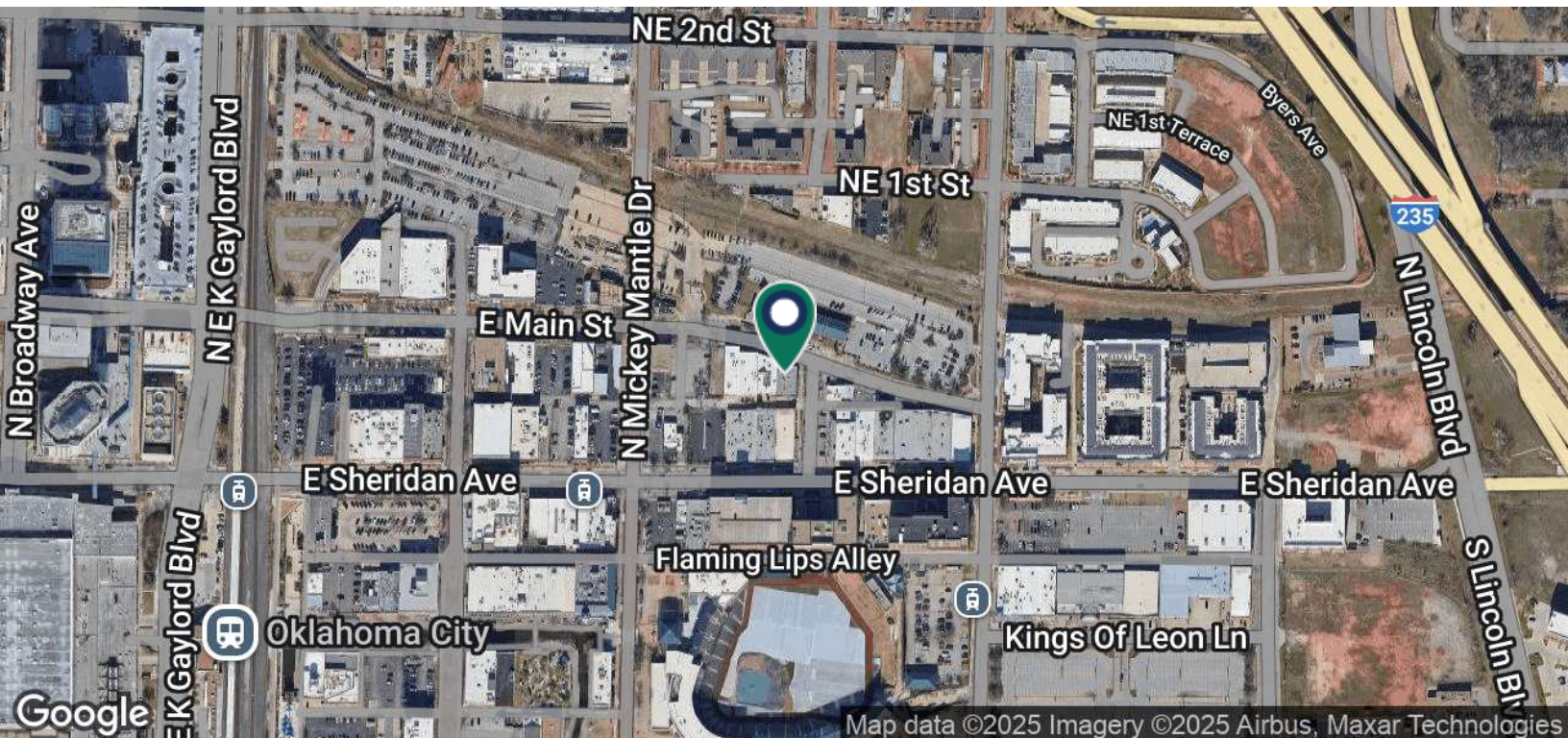
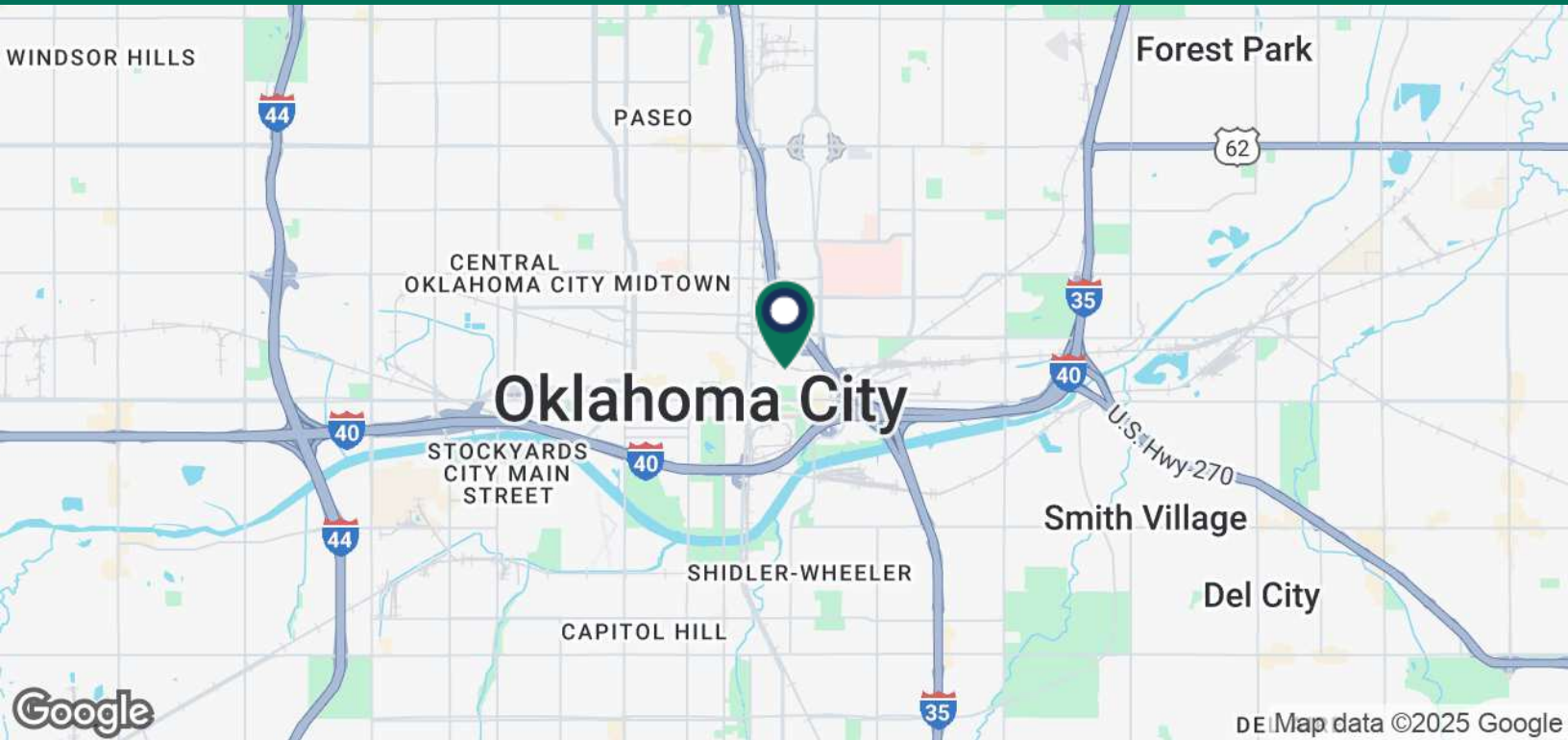
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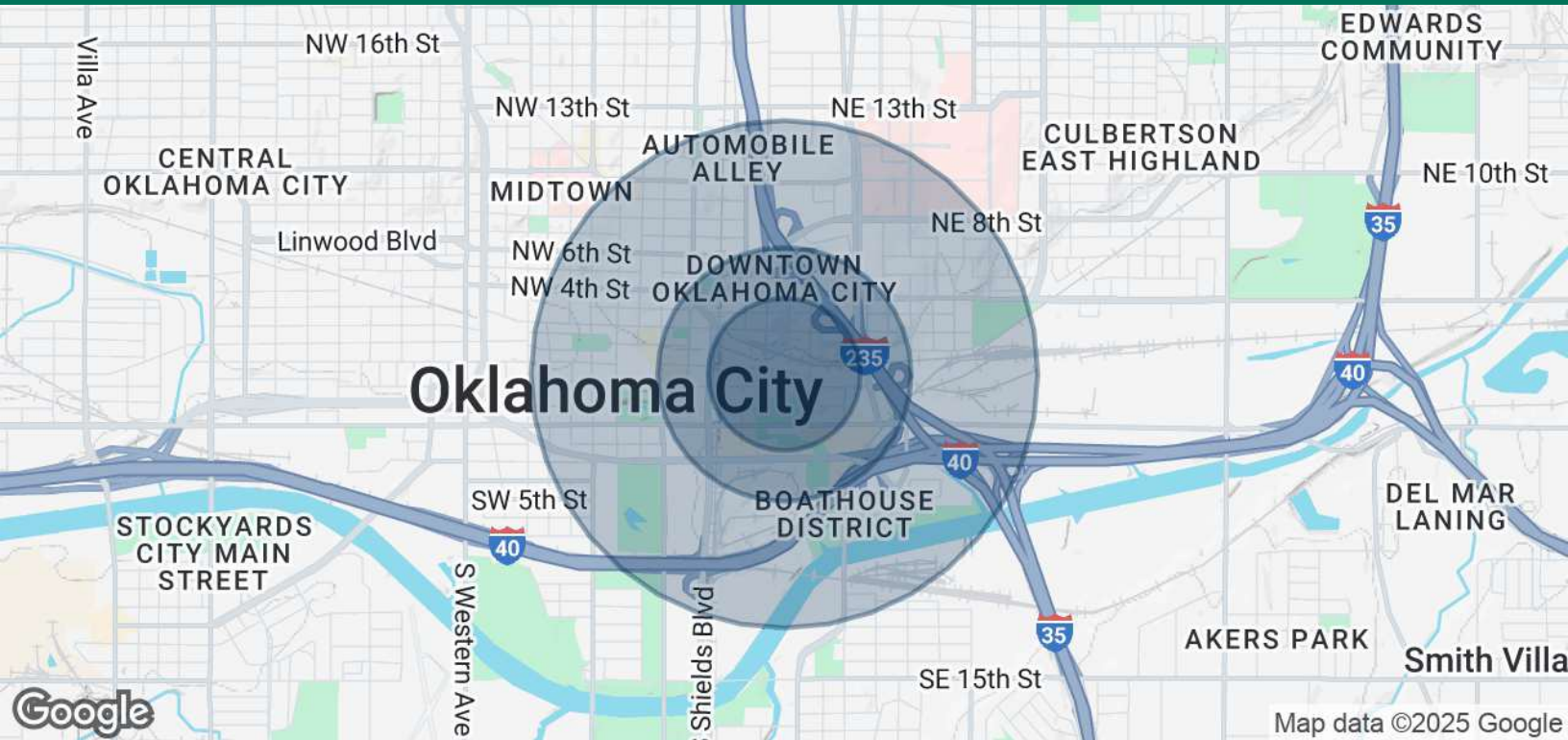
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224 E. MAIN ST

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,036	2,274	5,533
Average Age	34	34	36
Average Age (Male)	34	34	36
Average Age (Female)	33	34	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	679	1,475	3,277
# of Persons per HH	1.5	1.5	1.7
Average HH Income	\$100,258	\$98,132	\$84,269
Average House Value	\$533,666	\$498,913	\$452,763

Demographics data derived from AlphaMap

03312025

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