



OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
Building Size:	9,000 SF
Available SF:	9,000 SF
Cross Streets:	NW 23rd & N Harvey

010821

PROPERTY OVERVIEW

Two story building offering 6,000 sq. ft. on the on the 1st floor & 3,000 sq. ft. 2nd Floor.

Approximately 1,000 sq. ft. open area upon entry to the building with a very broad stairway leading to the second floor. Approximately 14 total separate rooms upstairs and downstairs.

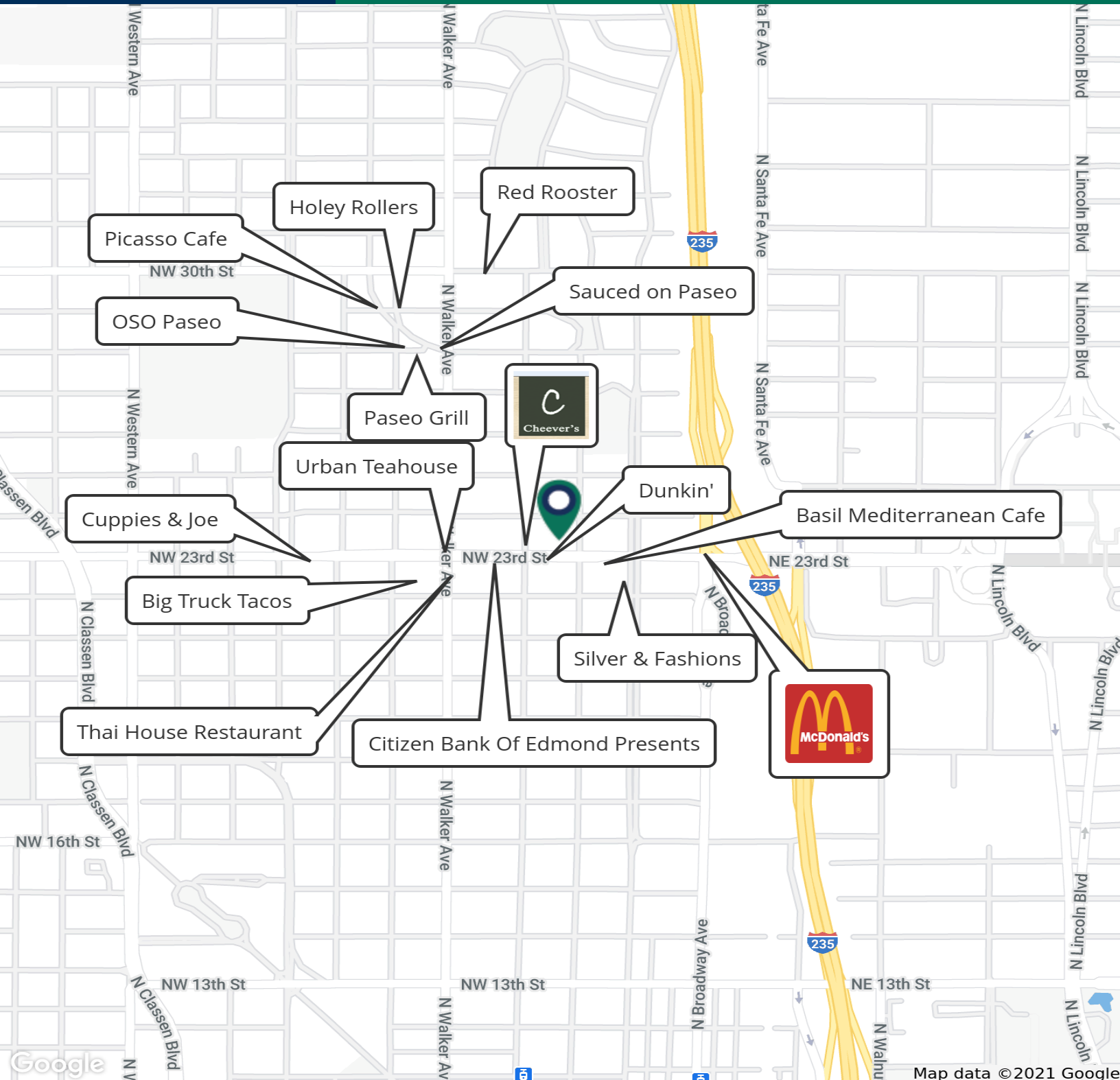
Prominent location on NW 23rd - one of OKC's premier business, arts & entertainment districts. Located just minutes from the State Capitol complex, Interstate 235, Downtown OKC, Midtown and Bricktown. Area neighbors include Tower Theatre, Cheever's Café, The Drake, Scottie's Deli, and Back Door BBQ.

The Uptown 23rd District runs along NW 23rd Street between N Broadway Ave and N Pennsylvania Ave a strong location for retailers, restaurateurs or other users to capitalize on daytime and nighttime population influx from the State Capitol, Oklahoma City University and Downtown employees commuting along Broadway Extension (I-235), one of the City's main thoroughfares.

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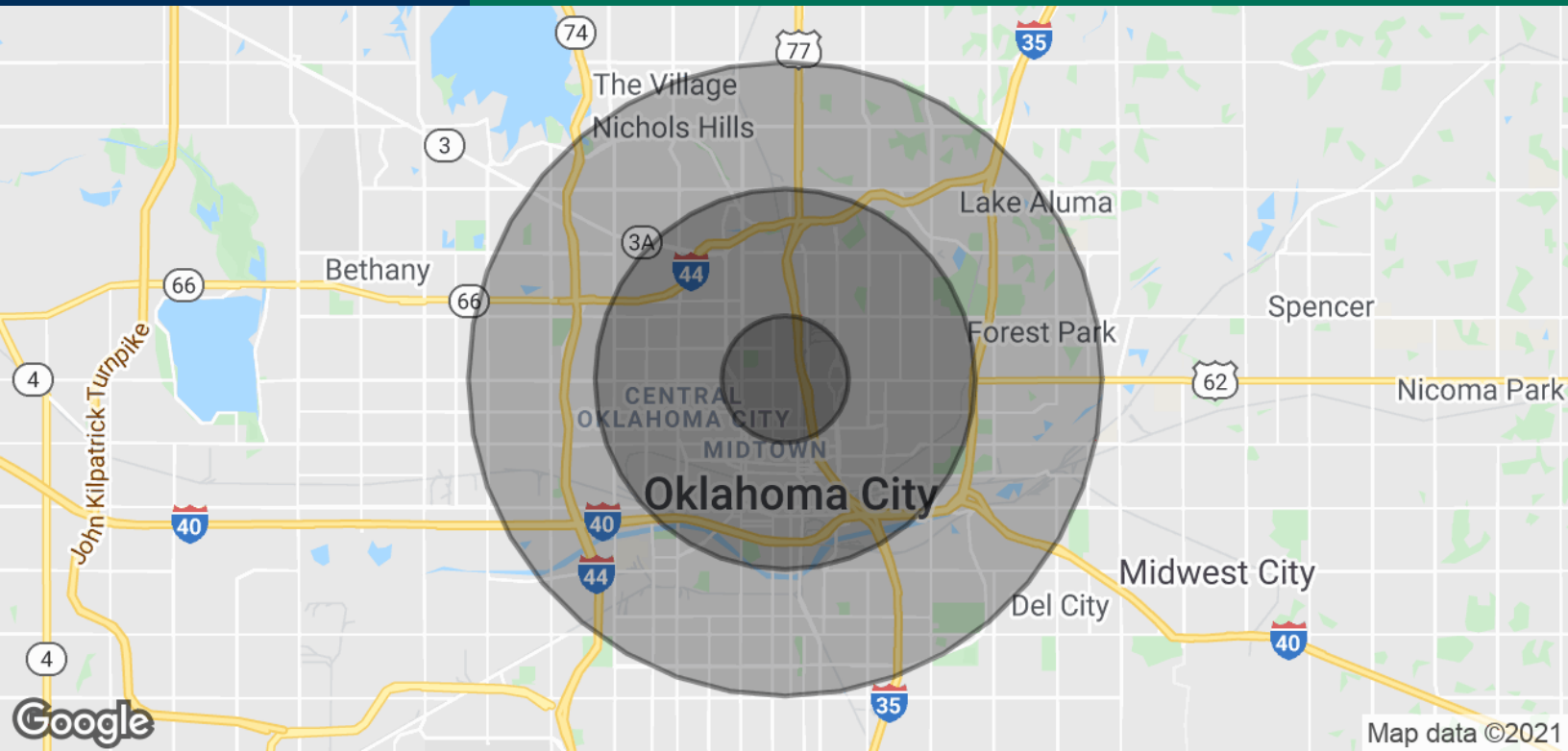
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Uptown 23rd Building for Lease

313 NW 23rd St, Oklahoma City, OK 73103



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,596	72,969	183,721
Average age	34.9	35.3	34.3
Average age (Male)	35.3	35.2	33.4
Average age (Female)	34.0	35.3	35.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,332	31,232	74,715
# of persons per HH	2.0	2.3	2.5
Average HH income	\$63,185	\$48,295	\$50,298
Average house value	\$257,403	\$153,802	\$171,451

** Demographic data derived from 2010 US Census*

TRAFFIC COUNTS - ACOG

NW 23rd St	east	27,296
NW 23rd St	west	24,050

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