



OFFICE SPACE NOW AVAILABLE

Lease Rate:	\$15.00 SF/yr (MG)
Available SF:	1,242 SF
Lot Size:	0.62 Acres
Building Size:	8,551 SF
Building Class:	C
Year Built:	1983
Market:	Central Business District
Sub Market:	Midtown
Cross Streets:	NW 13th Street & Walker Ave.

PROPERTY OVERVIEW

Modified Gross type Lease, Landlord pays building costs except janitorial

LOCATION OVERVIEW

This mid-century styled building is located at the gateway to Midtown and is within easy walking distance to local eateries, brew pubs and entertainment. To the west is Classen Boulevard, to the south I-40 and the Broadway extension is a short distance east. This building is about 20 minutes from Will Rogers World Airport and 5 minutes to the county courthouse.

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DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)

Total Population	200,485
Population Density	200,485
Median Age	33.8
Median Age (Male)	33.1
Median Age (Female)	34.4
Total Households	80,238
# of Persons Per HH	2.5
Average HH Income	\$47,657
Average House Value	\$159,834

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