



## OFFERING SUMMARY

Lease Rate:	\$15.00 - 18.00 SF/yr (NNN)
Building Size:	18,049 SF
Available SF:	1,500 - 3,500 SF
Lot Size:	1.34 Acres
Year Built:	1981

## PROPERTY OVERVIEW

Located between NW 70th and NW 71st on N. Western Ave, Gaslight Square is situated on the eastern side of the City of Nichols Hills, the most exclusive neighborhood in the Oklahoma City MSA. The Western Ave corridor is also home to the finest local dining, boutique shopping, and entertainment venues in Oklahoma City.

Trade area neighbors include Classen Curve (Lululemon, Bassett Furniture, Kendra Scott, Athleta, Balliets, Barre 3, Republic, Cafe 501, Upper Crust Wood Fired Pizza), Classen Triangle (Whole Foods, West Elm, Anthropologie, Zoës Kitchen), Nichols Hills Plaza (Trader Joe's, Pops, Coolgreens, Saturn Grill, Starbucks, Organic Squeeze), Chesapeake Energy Corporation, MidFirst Bank, and many more.

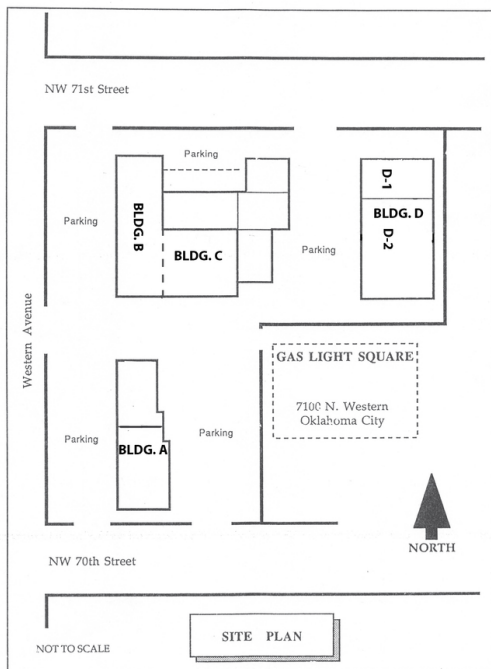
SPACES	LEASE RATE	SPACE SIZE
C-1	\$15.00 - 18.00 SF/yr	2,515 SF
D-1	\$15.00 - 18.00 SF/yr	1,500 SF
D-2	\$15.00 - 18.00 SF/yr	3,500 SF

**GEORGE WILLIAMS, CCIM**  
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gwilliams@pricedwards.com  
pricedwards.com

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# Gaslight Square

7100 N Western Ave, Oklahoma City, OK 73116



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Suite C-1



Suite C-1



Suite D-2



Suite D-1

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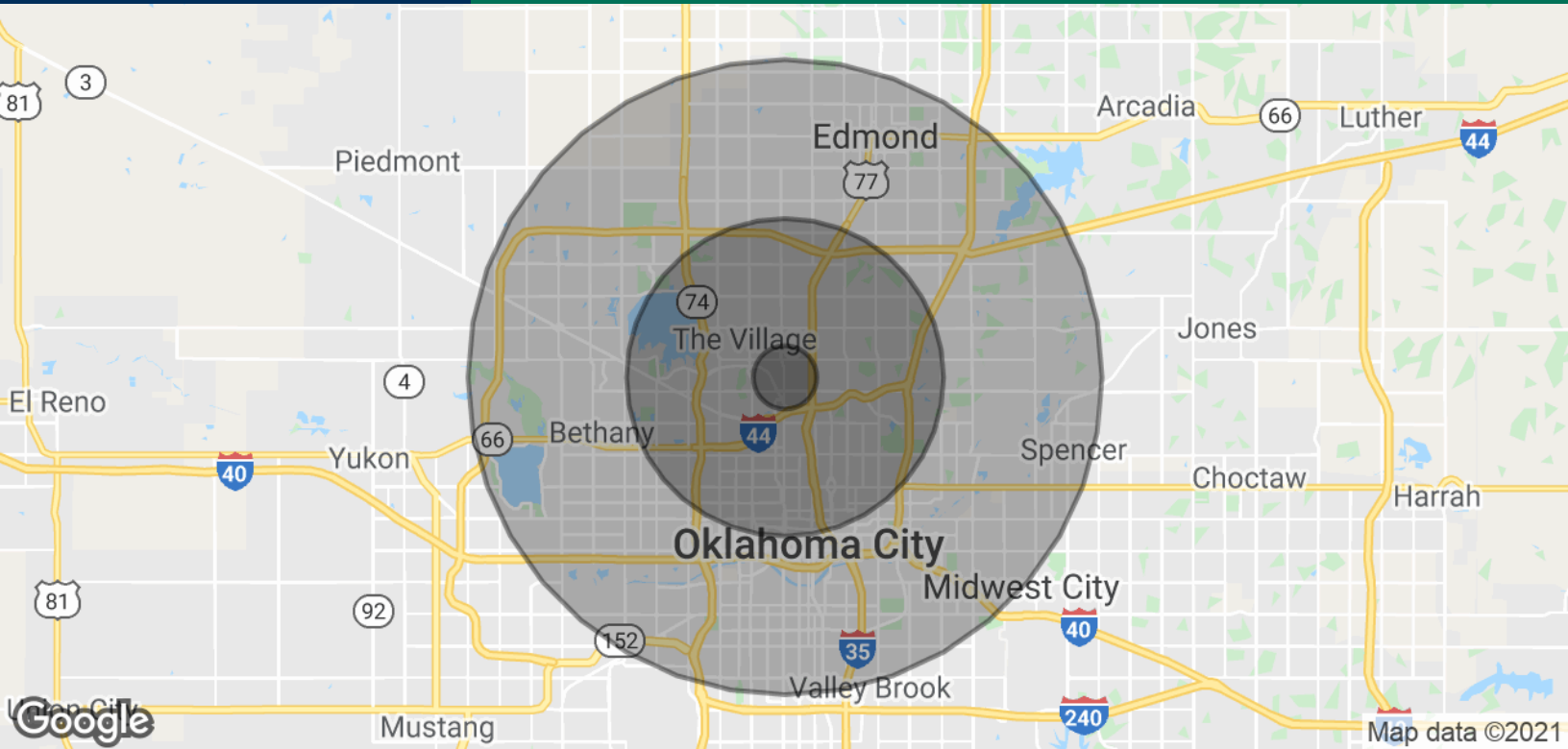
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**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	5,839	185,325	630,547
Average age	39.6	35.8	34.6
Average age (Male)	36.1	33.9	33.4
Average age (Female)	41.4	37.1	35.6

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	2,438	82,501	253,694
# of persons per HH	2.4	2.2	2.5
Average HH income	\$116,453	\$60,030	\$59,958
Average house value	\$343,938	\$180,258	\$159,011

\* Demographic data derived from 2010 US Census

**TRAFFIC COUNT**

N Western Ave	north	12,571
N Western Ave	south	16,490
		102221

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