



OFFERING SUMMARY

Available SF:	4,330 rentable square feet
Lease Rate:	\$21.00 FSG
Lot Size:	0.52 Acres
Year Built:	1925
Building Size:	37,614 SF
Renovated:	2011
Zoning:	DBD
Market:	CBD
Submarket:	Midtown

PROPERTY OVERVIEW

2nd floor Sublease available through current Tenant with over 2 1/2 years remaining.

Modern build-out with expansive glass-lines.

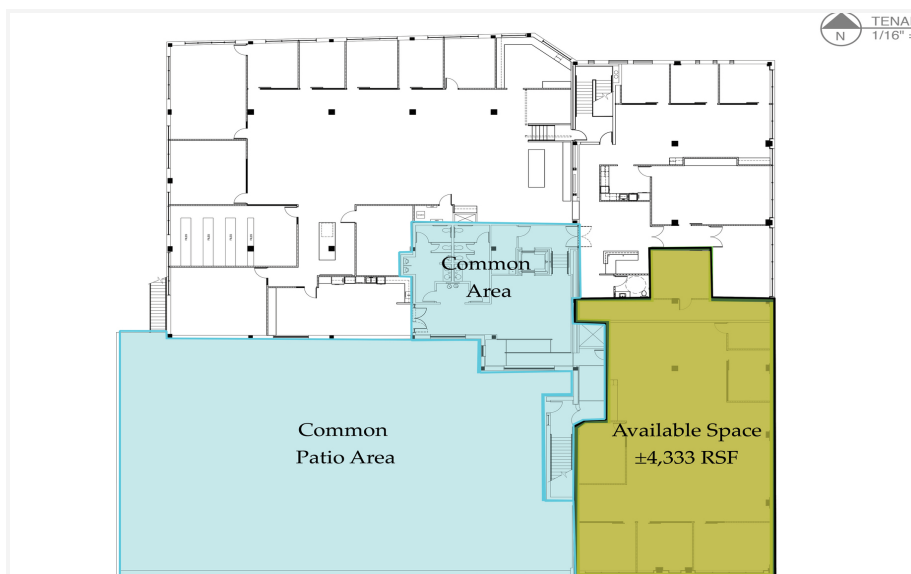
Furniture in place negotiable with the sub-lease

Dramatic views of the Downtown skyline from the common area roof patio

LOCATION OVERVIEW

This is an MTR Development Project located in the heart of the Midtown District. Midtown OkC is famous for the "Live, Work, Play" projects and this re-development was completed from shell in 2009. Surface parking is available across the street to the south and fee based covered parking available 1/2 block to the east. This space is in close proximity to all major services including banking, medical, dental, convenience shopping, retail stores, clothing and some of the finest dining establishments in the region.

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