



OFFERING SUMMARY

Sale Price:	\$4,000,000
Building Size:	41,376 SF
Price / SF:	\$96.67

PROPERTY OVERVIEW

Bricktown Central is a three story office building in Bricktown that spans three historic warehouse buildings (The Baden, The Glass Building and The Confectionary). Located on a new streetcar stop and next to the new Renaissance Hotel, this building is in the heart of everything that is happening in Bricktown. Office spaces have good natural light and nice ceiling heights.

LOCATION OVERVIEW

ABOUT BRICKTOWN: Bricktown is Oklahoma City's highest foot traffic commercial district. Home to over a dozen hotels, the district is frequented by travelers and locals alike. Warehouse architecture is unique to this district in Oklahoma City.

Businesses in Bricktown include: Harkins Theater, Starbucks, Sonic, Charleston's, Marble Slab Ice Cream, Fuzzy's Tacos, Mickey Mantel Steakhouse, All About Cha, Texadelphia, and HeyDay Entertainment.

Destinations: Bricktown Ballpark, Criterion Theater, Banjo Museum, Bricktown Water Taxi, and OKC Riversport.

Connections to: OKC Streetcar, Amtrak, I-40, I-235

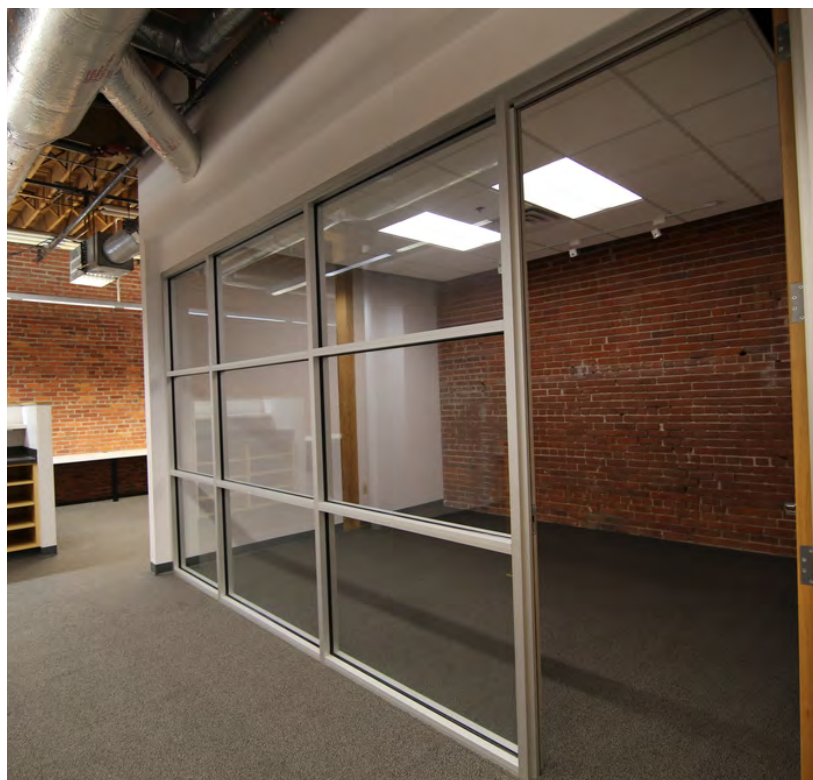
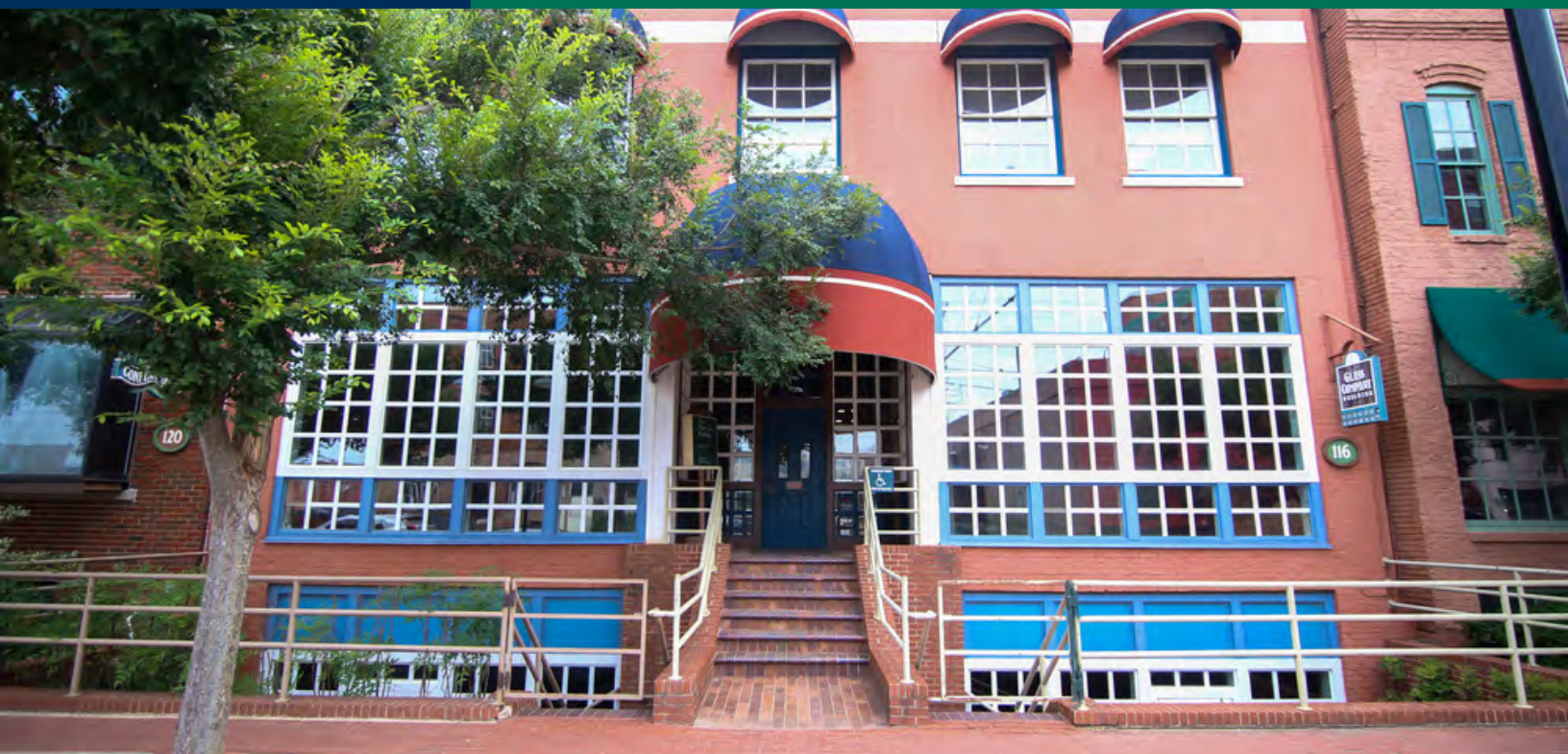
ALLISON BARTA BAILEY
405.239.1245
abailey@pricedwards.com
pricedwards.com

C. DEREK JAMES
405.239.1206
djames@pricedwards.com
pricedwards.com

CORDELL C. BROWN, CCIM, CIPS
405.239.1222
cbrown@pricedwards.com
pricedwards.com

Bricktown Central

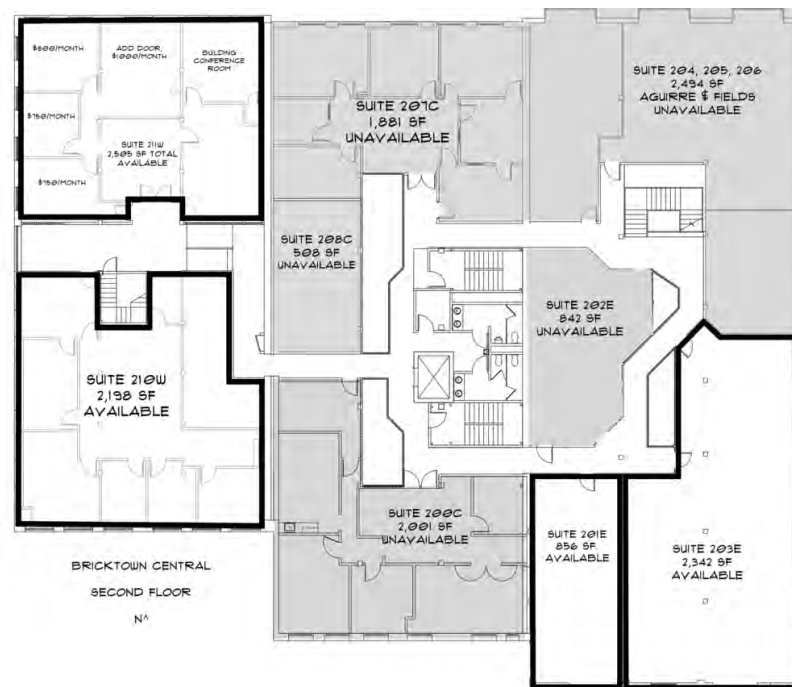
114-120 E Sheridan, Oklahoma City, OK 73104



ALLISON BARTA BAILEY
405.239.1245
abailey@pricedwards.com
pricedwards.com

C. DEREK JAMES
405.239.1206
djames@pricedwards.com
pricedwards.com

CORDELL C. BROWN, CCIM, CIPS
405.239.1222
cbrown@pricedwards.com
pricedwards.com



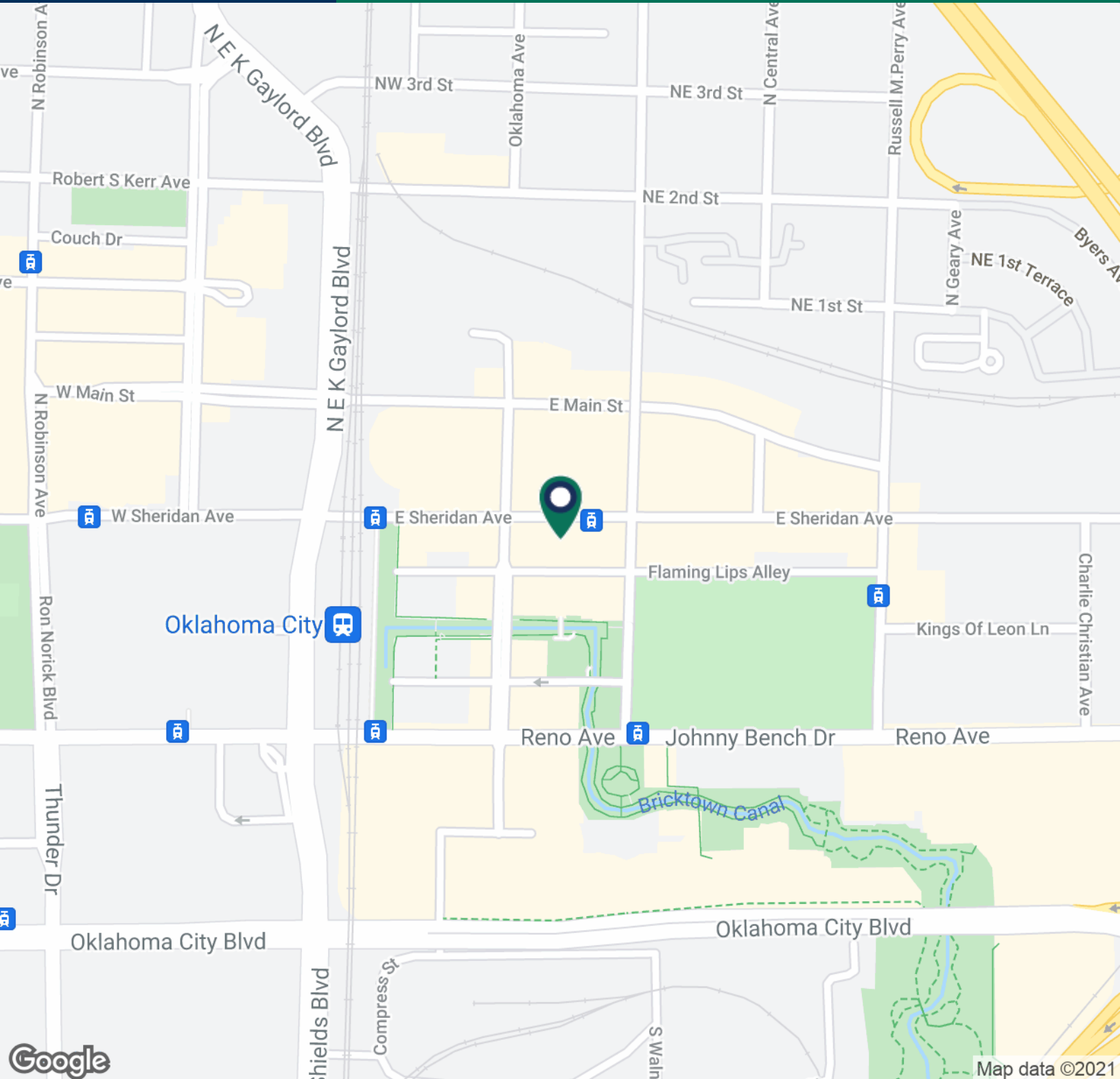
ALLISON BARTA BAILEY
405.239.1245
abailey@pricedwards.com
pricedwards.com

C. DEREK JAMES
405.239.1206
djames@pricedwards.com
pricedwards.com

CORDELL C. BROWN, CCIM, CIPS
405.239.1222
cbrown@pricedwards.com
pricedwards.com

Bricktown Central

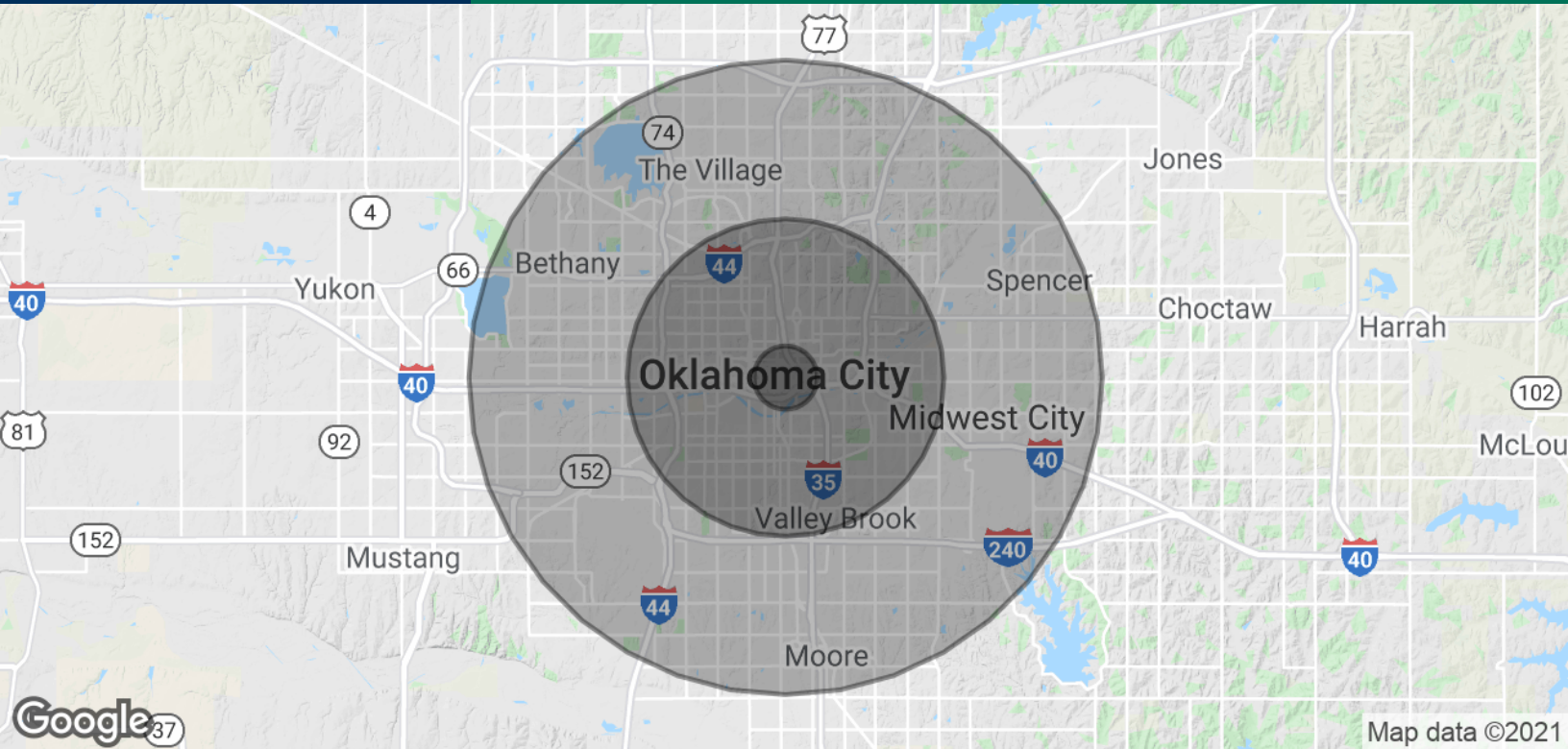
114-120 E Sheridan, Oklahoma City, OK 73104



ALLISON BARTA BAILEY
405.239.1245
abailey@pricedwards.com
pricedwards.com

C. DEREK JAMES
405.239.1206
djames@pricedwards.com
pricedwards.com

CORDELL C. BROWN, CCIM, CIPS
405.239.1222
cbrown@pricedwards.com
pricedwards.com



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,444	200,811	632,600
Average age	31.8	32.7	34.0
Average age (Male)	32.3	32.4	33.0
Average age (Female)	32.1	33.1	35.1

HOUSEHOLDS & INCOME

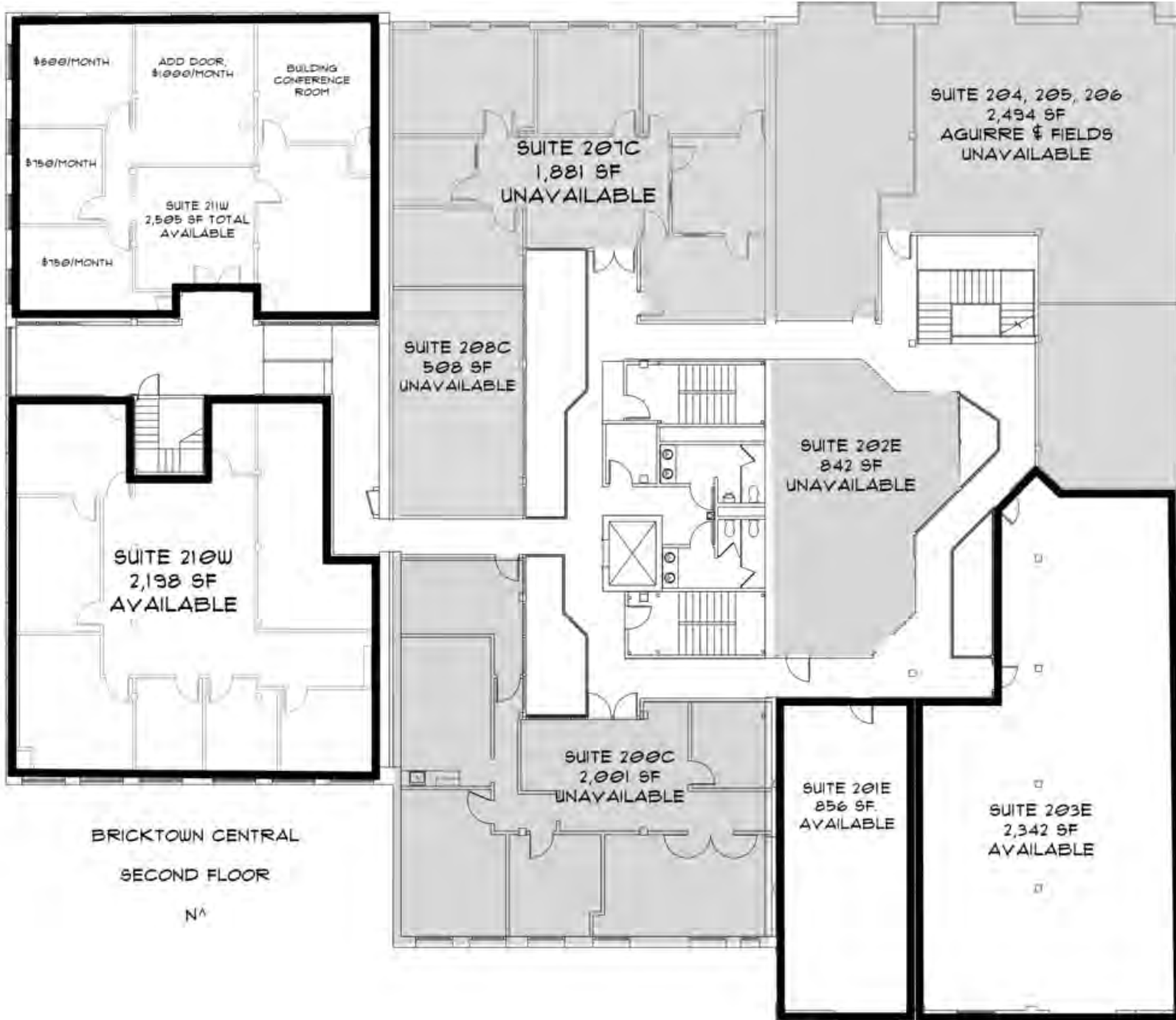
	1 MILE	5 MILES	10 MILES
Total households	1,459	77,241	252,332
# of persons per HH	2.4	2.6	2.5
Average HH income	\$38,204	\$41,565	\$52,811
Average house value	\$57,021	\$110,646	\$136,652

* Demographic data derived from 2010 US Census

ALLISON BARTA BAILEY
405.239.1245
abailey@priceedwards.com
priceedwards.com

C. DEREK JAMES
405.239.1206
djames@priceedwards.com
priceedwards.com

CORDELL C. BROWN, CCIM, CIPS
405.239.1222
cbrown@priceedwards.com
priceedwards.com



ALLISON BARTA BAILEY
405.239.1245
abailey@priceedwards.com
priceedwards.com

C. DEREK JAMES
405.239.1206
djames@priceedwards.com
priceedwards.com

CORDELL C. BROWN, CCIM, CIPS
405.239.1222
cbrown@priceedwards.com
priceedwards.com