

PRICE EDWARDS AND CO.

FOR
SALE & LEASE

BRICKTOWN CENTRAL

114-120 E SHERIDAN, OKC, OK 73104



C. DEREK JAMES

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CORDELL C. BROWN, CCIM, CIPS

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Sale Price
\$4,000,000

Lease Rate
\$14.50 - 16.00 SF/yr (Full Service)

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114-120 E SHERIDAN OKLAHOMA CITY, OK 73104



PROPERTY DESCRIPTION

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.

OFFERING SUMMARY

Sale Price:	\$4,000,000
Lease Rate:	\$14.50 - 16.00 SF/yr (Full Service)
Available SF:	508 - 4,000 SF
Building Size:	41,376 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 100W	\$14.50 SF/yr	3,055 SF
Suite 104E	\$16.00 SF/yr	3,079 SF
Suite 106E	\$16.00 SF/yr	1,285 SF
Suite 200C	\$16.00 SF/yr	2,001 SF
Suite 204	\$16.00 SF/yr	2,494 SF
Suite 208C	\$16.00 SF/yr	508 SF
Suite 210W	\$16.00 SF/yr	2,198 SF
Suite 211W	\$16.00 SF/yr	2,505 SF
Suite 201E	\$16.00 SF/yr	856 SF
Suite 202E	\$16.00 SF/yr	842 SF
Suite 203E	\$16.00 SF/yr	2,342 SF
Suite 100LL	\$14.50 SF/yr	4,000 SF
Suite 102LL	\$14.50 SF/yr	3,863 SF

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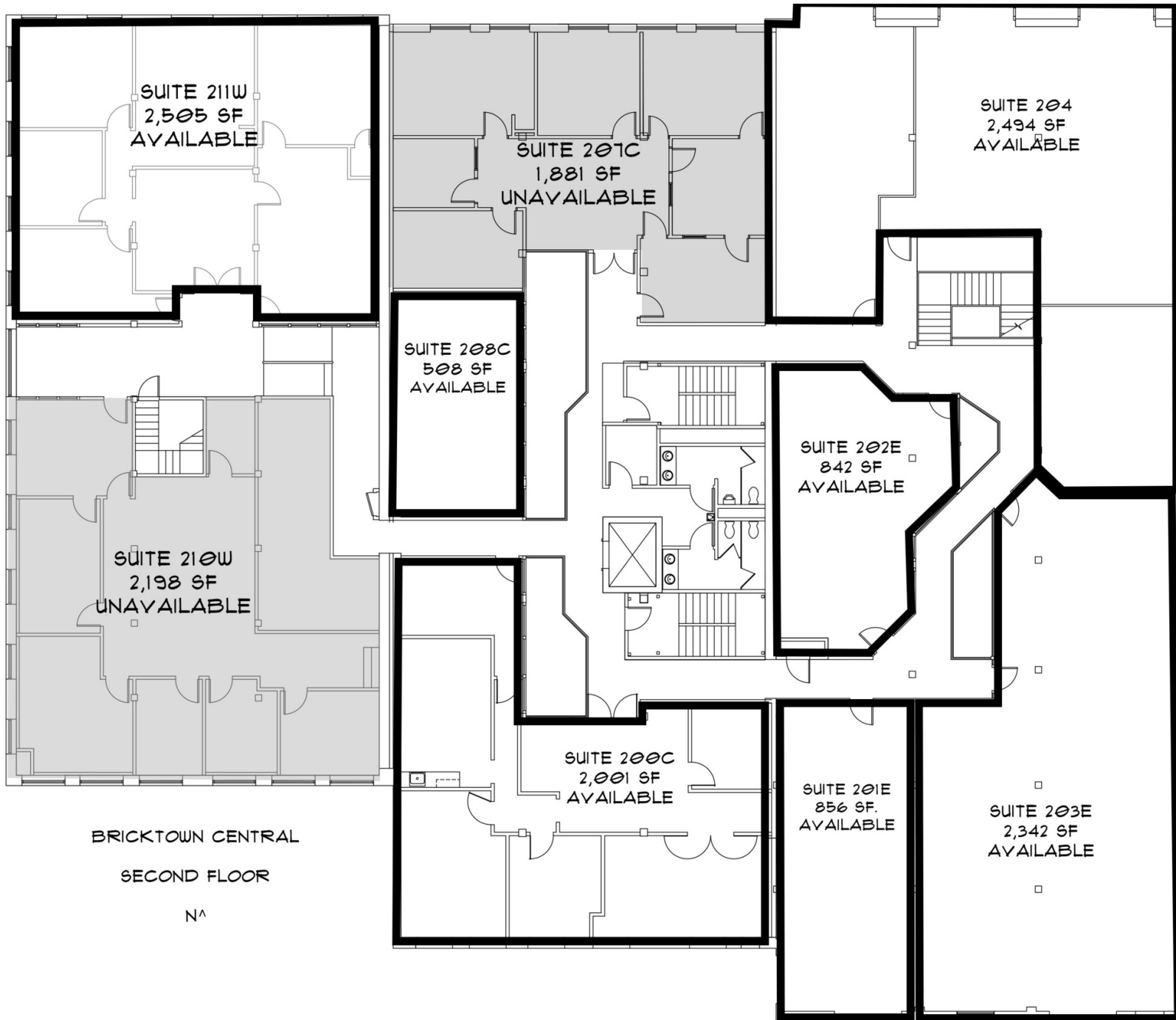
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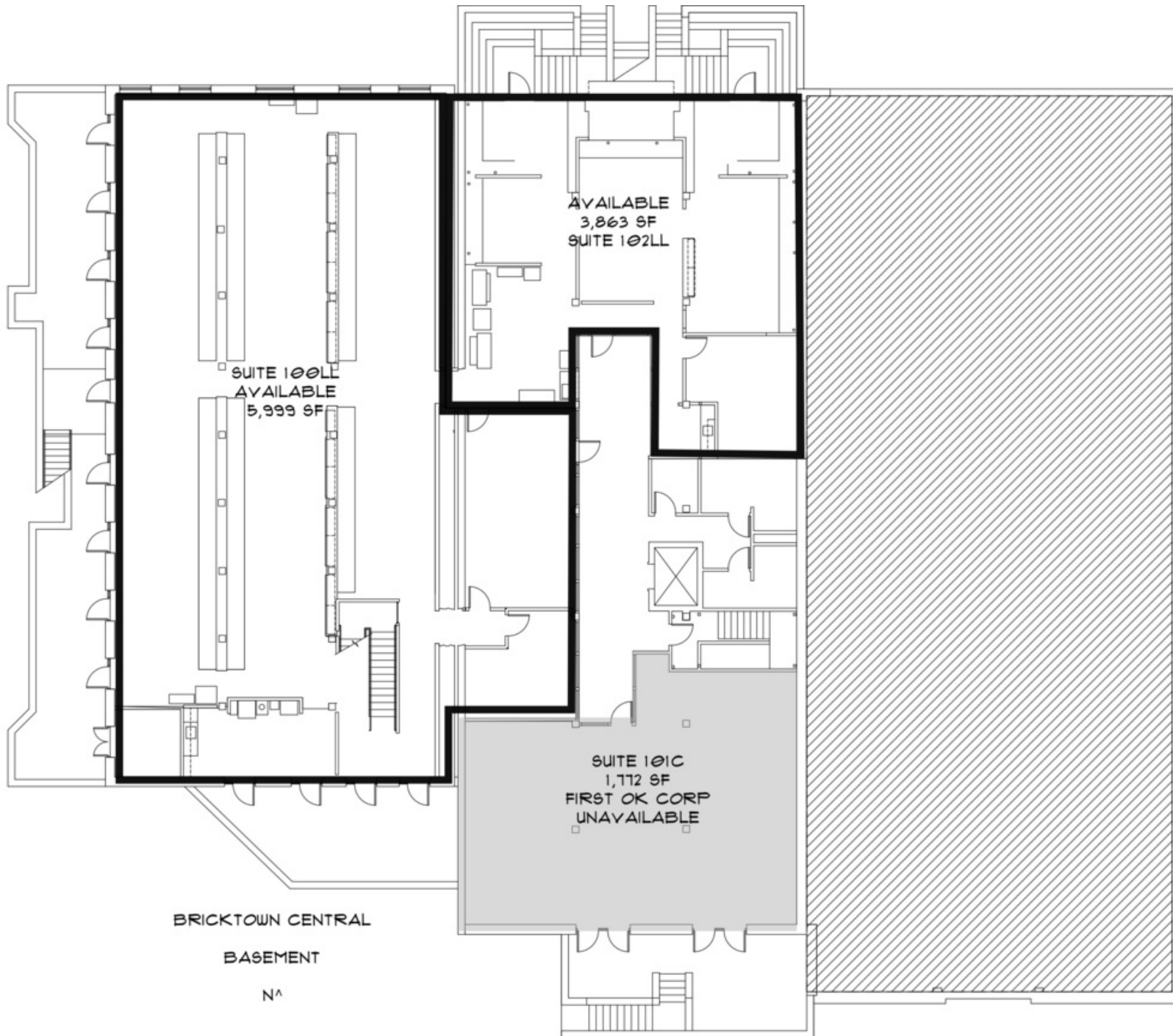
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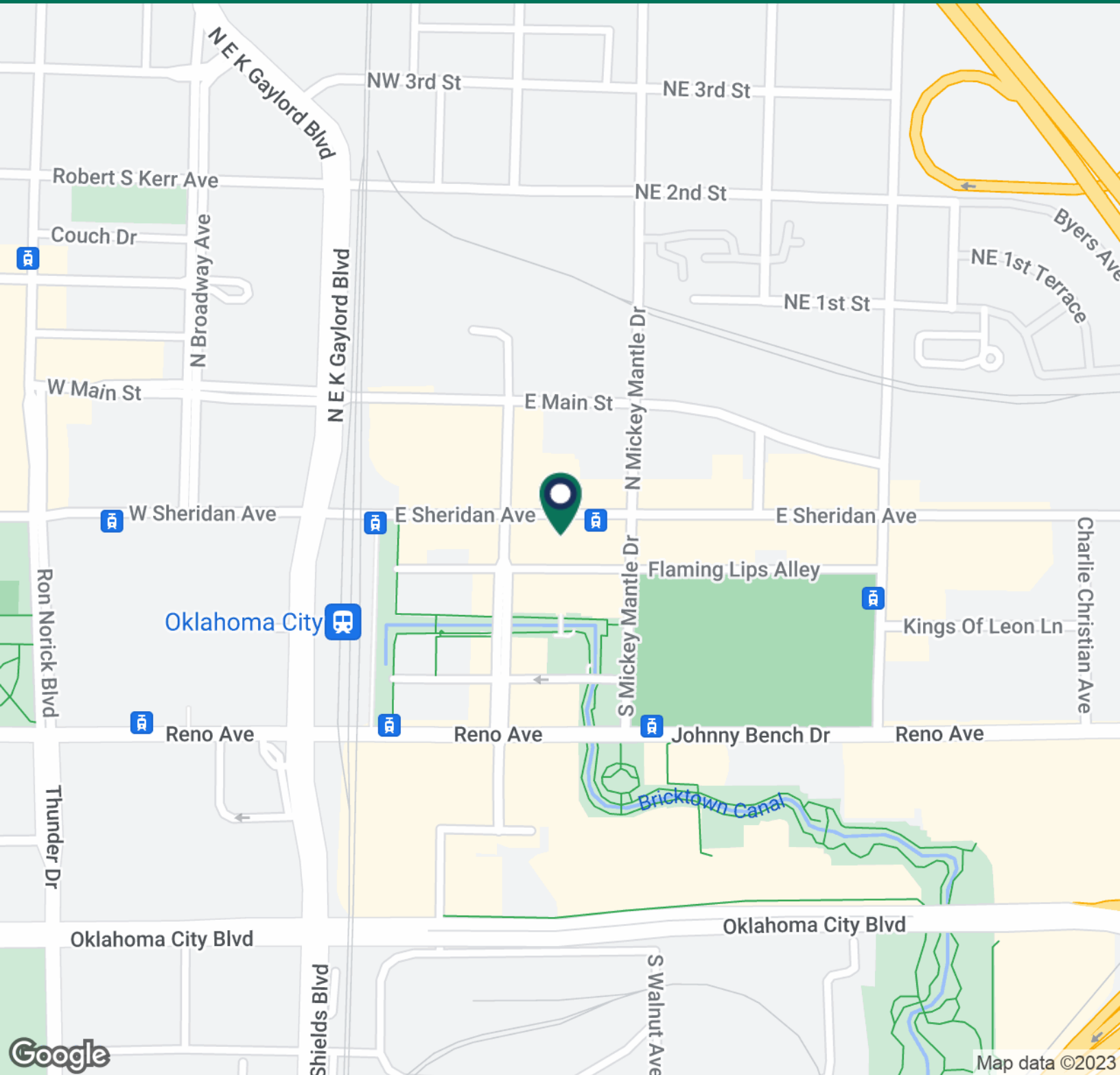
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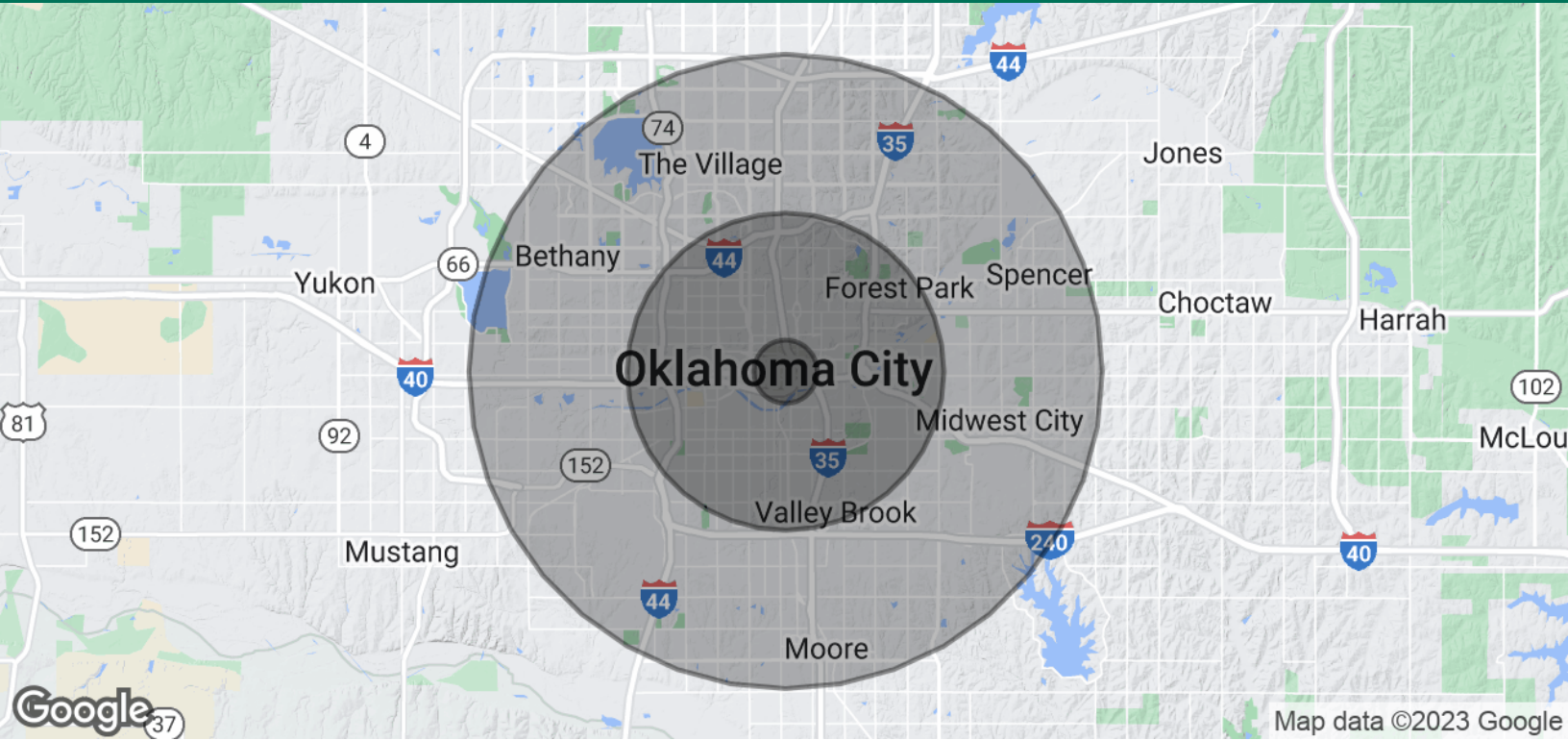
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POPULATION

	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 2020 ACS - US Census

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