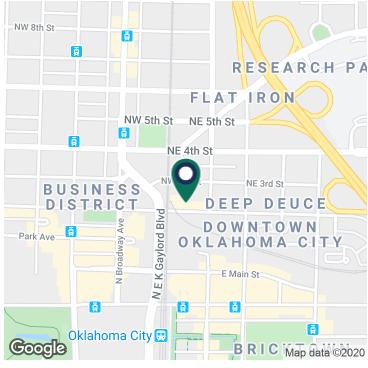


1 NE 2nd Street. Oklahoma City, OK 73102





### SALE PRICE \$1,495,000

#### **OFFERING SUMMARY**

Available SF: +/-6,328 SF

Lot Size: 0 Acres

Year Built: 2011

Building Size: +/-6,328

Market: Oklahoma City

Submarket: CBD

Price / SF: \$236.25

#### **PROPERTY OVERVIEW**

Handsomely designed and finished office space currently configured for a law firm, but the options are limitless. A unique opportunity to own a smaller downtown office.

#### **PROPERTY HIGHLIGHTS**

- Direct elevator access
- · Adjacent reserved parking 6 surface, 2 garage
- · 11 private windowed offices with glass fronts
- 2 partner offices with private restrooms open onto balcony
- · Small and large conference rooms



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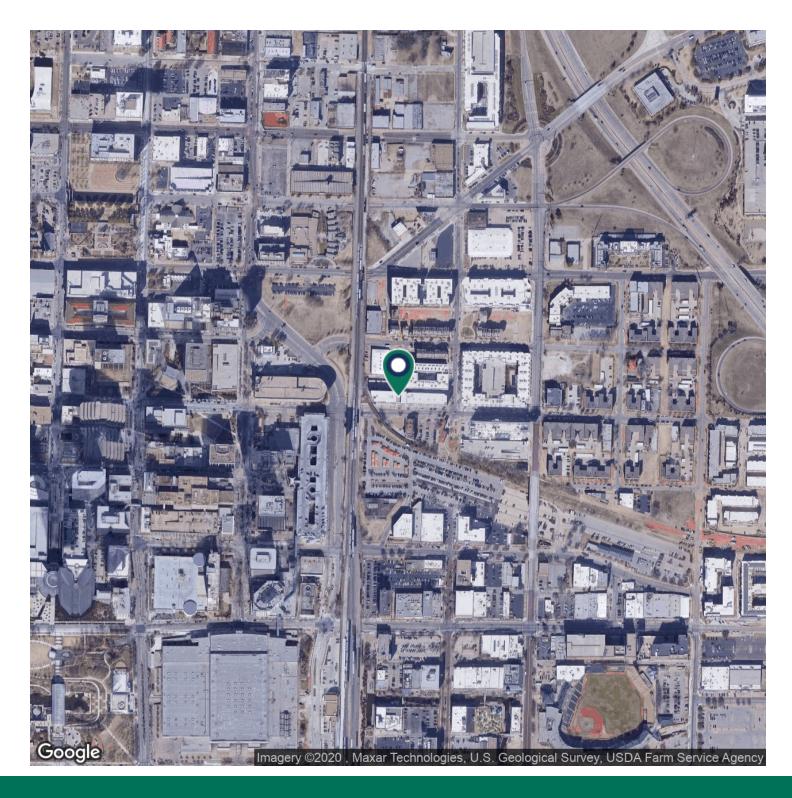




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POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,008	197,628	634,478
Median age	33.2	32.9	34.0
Median age (Male)	33.5	32.6	32.9
Median age (Female)	32.2	33.3	35.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
HOUSEHOLDS & INCOME  Total households	<b>1 MILE</b> 1,878	<b>5 MILES</b> 76,395	<b>10 MILES</b> 253,673
Total households	1,878	76,395	253,673

<sup>\*</sup> Demographic data derived from 2010 US Census