1701-1707 N. BROADWAY AVENUE OKLAHOMA CITY, OK 73103

Office Building For Lease

9,020 SF on 0.31 Acres MOL

726 SF-1,758 SF For Lease

\$22.00/SF Modified Gross 6 MONTHS FREE RENT



COMMERCIAL REAL ESTATE



405.840.0600 NAIRED.COM

ABBEY SULLIVAN 405.863.7590 ABBEY@NAIRED.COM



PROPERTY HIGHLIGHTS

- 9,020 SF Two Story Office Building
- Newly Renovated with New Electrical & HVAC
- Build to Suit
- Parking in Back

SUITES AVAILABLE

- Suite 101: 1,758 SF
- Suite 102: 1,154 SF
- Suite 202: 1,649 SF
- 1705: 726 SF

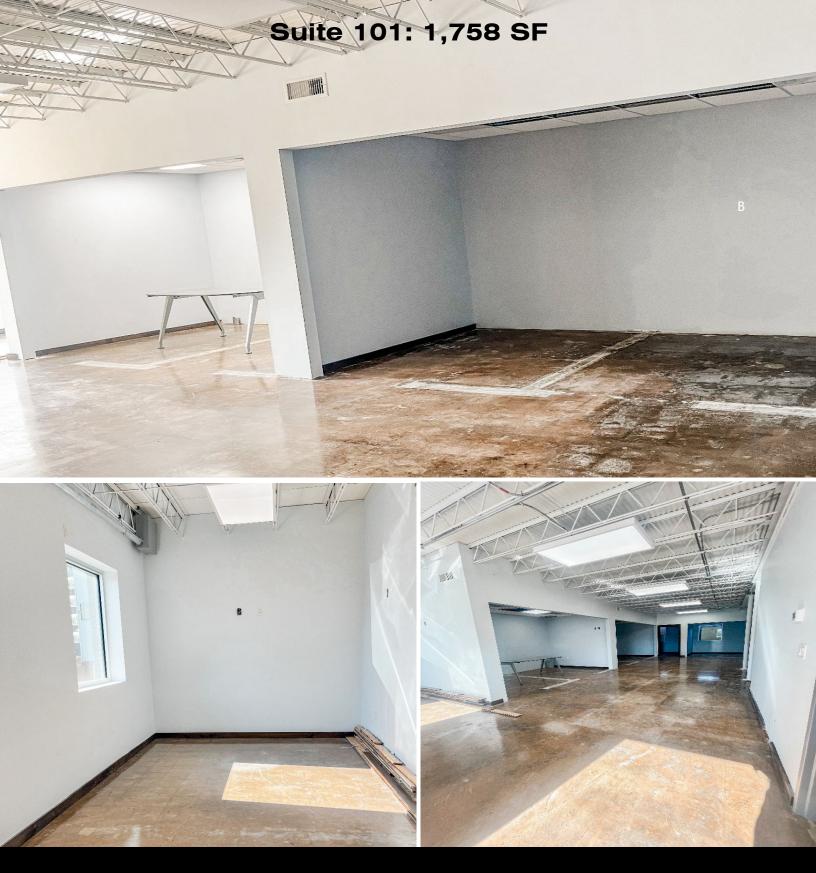
LOCATION HIGHLIGHTS

- Proximity to I-235 & Alley North Development
- Automobile Alley
- High Traffic & High Visibility in Central Business District
- 2 Mile Proximity to OU Health, Convention Center, Devon Tower, St. Anthony Hospital & Paycom Area



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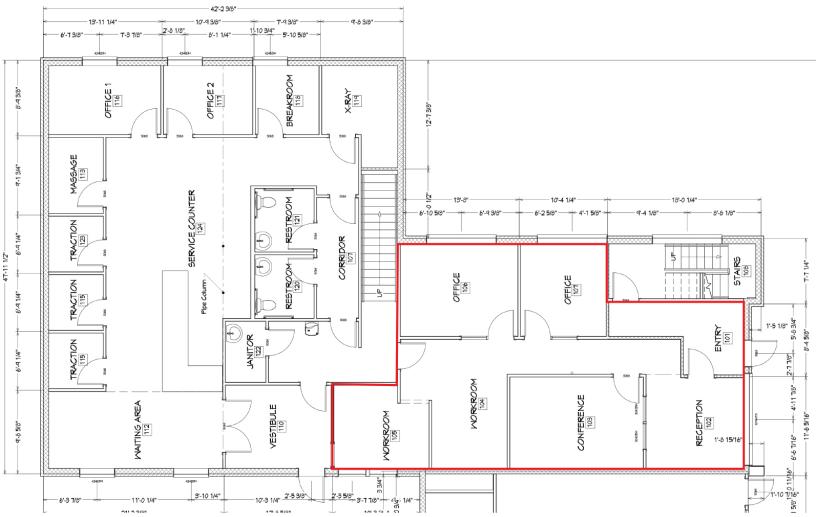
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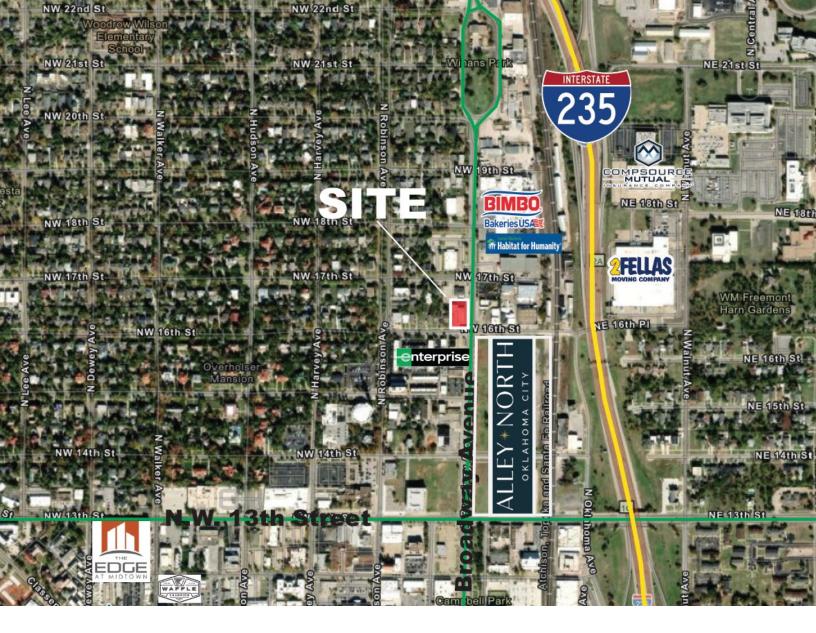


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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	11,055	82,797	195,489
AVERAGE HOUSEHOLD INCOME	\$113,988	\$73,070	\$67,666
TOTAL HOUSEHOLDS	5,774	35,671	79,281



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