

Sales Price: \$1,750,000

Lease Price: \$22.00/SF Modified Gross



**1701-1707 N. Broadway Avenue**  
Oklahoma City, Oklahoma 73103

### PROPERTY HIGHLIGHTS

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

### LOCATION HIGHLIGHTS

- 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



### SUITES AVAILABLE

- Suite 101: 1,758 SF
- Suite 202: 1,649 SF

TOTAL SF	9,020 SF on 0.31 Acres MOL
BUILT	1960
ZONED	C-4

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4045 N.W. 64<sup>th</sup> Street, Suite 340  
Oklahoma City, OK 73116

[www.naisullivangroup.com](http://www.naisullivangroup.com)



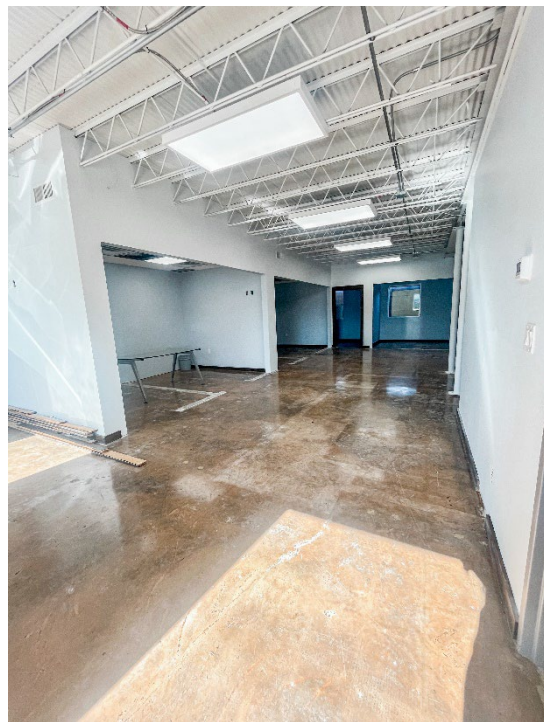
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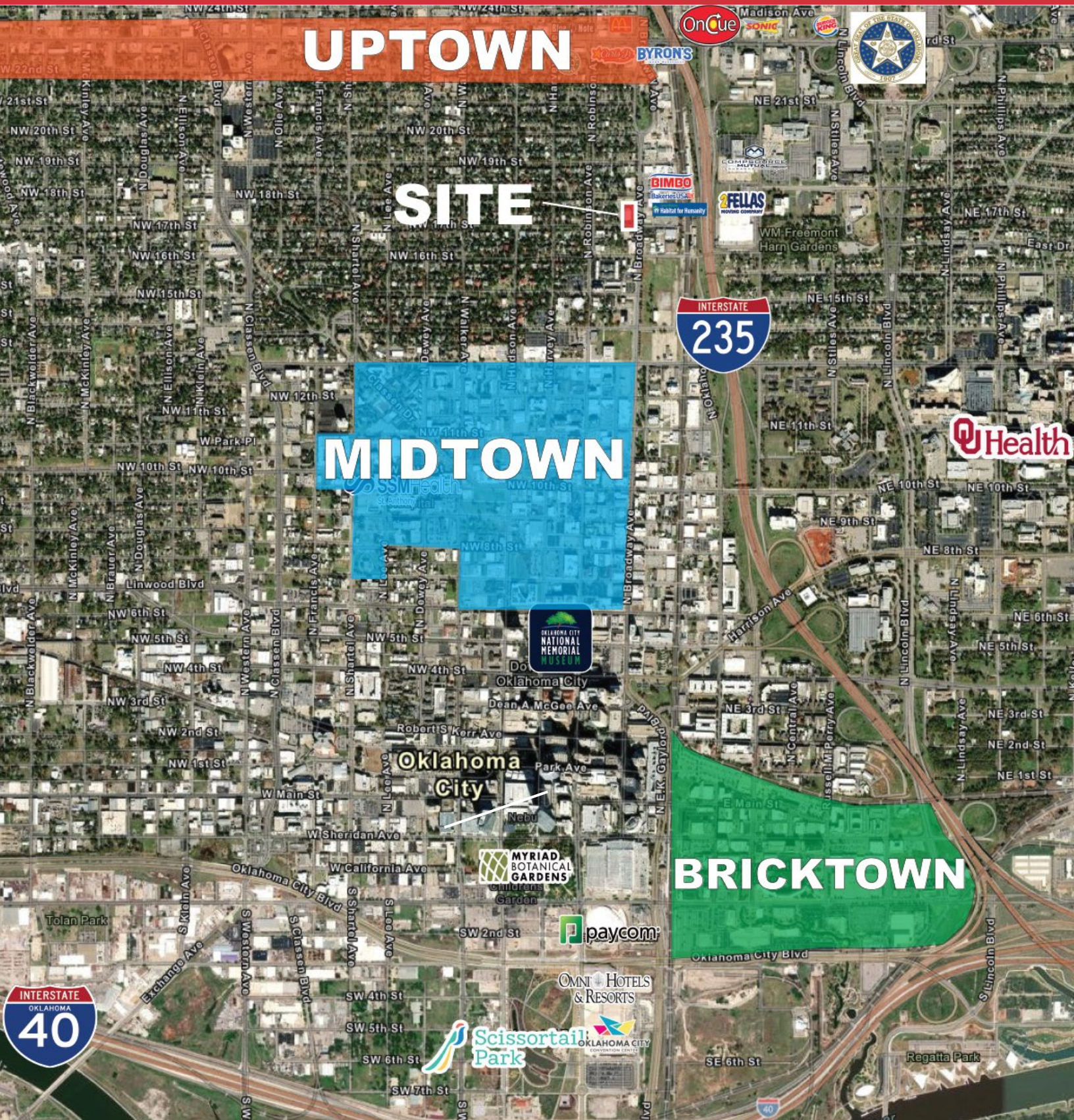
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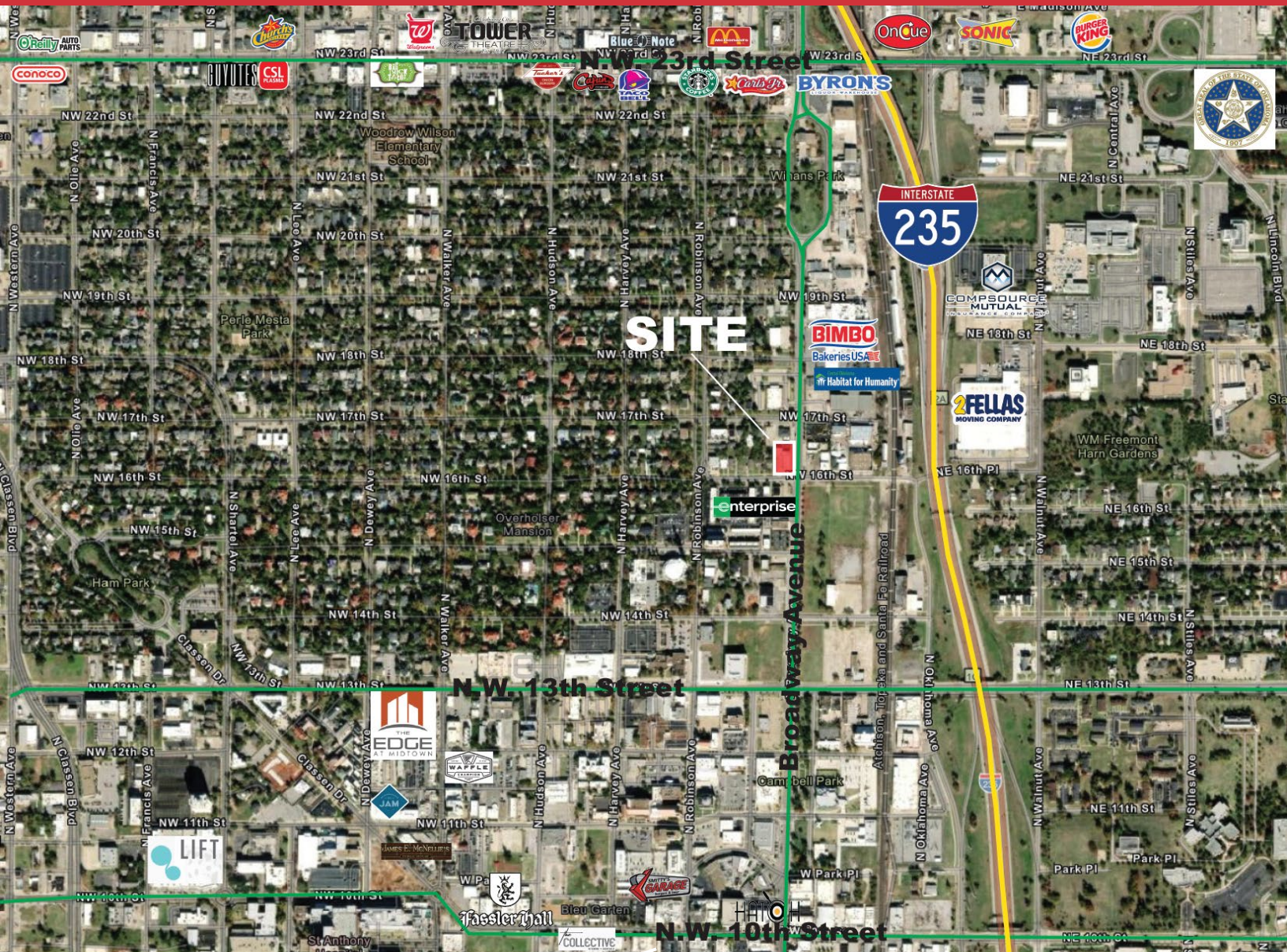
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Population	1 Mile: 11,055	3 Miles: 82,797	5 Miles: 195,489
Average Household Income	1 Mile: \$113,988	3 Miles: \$73,070	5 Miles: \$67,666
Total Households	1 Mile: 5,774	3 Miles: 35,671	5 Miles: 79,281

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