# 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

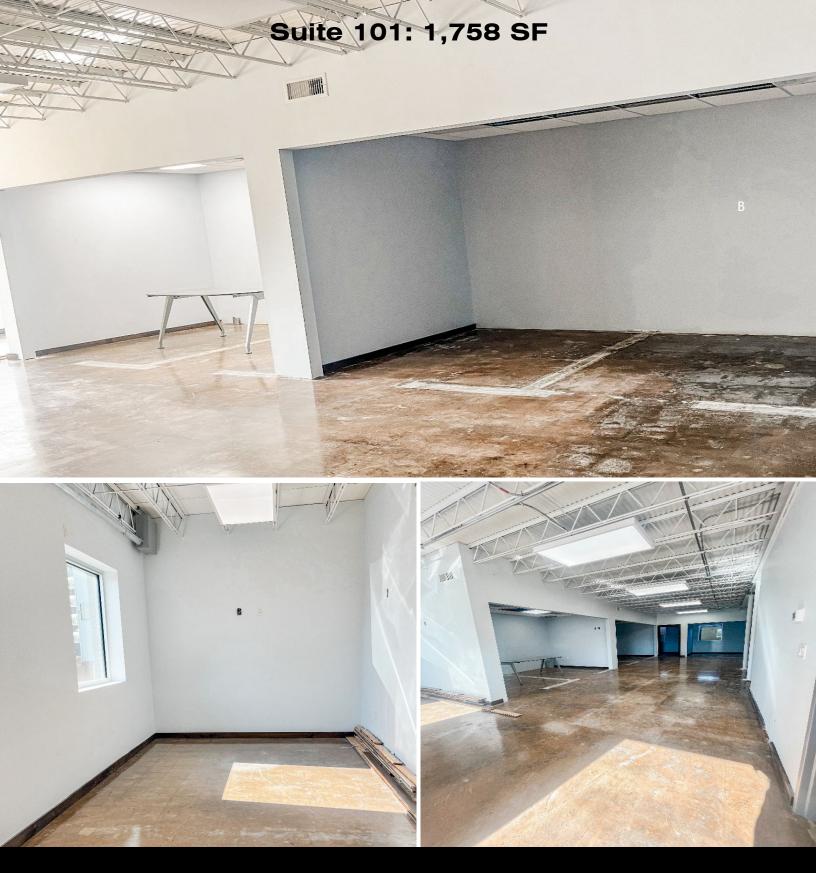
#### LOCATION HIGHLIGHTS

- 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



#### 405.840.0600 NAIRED.COM

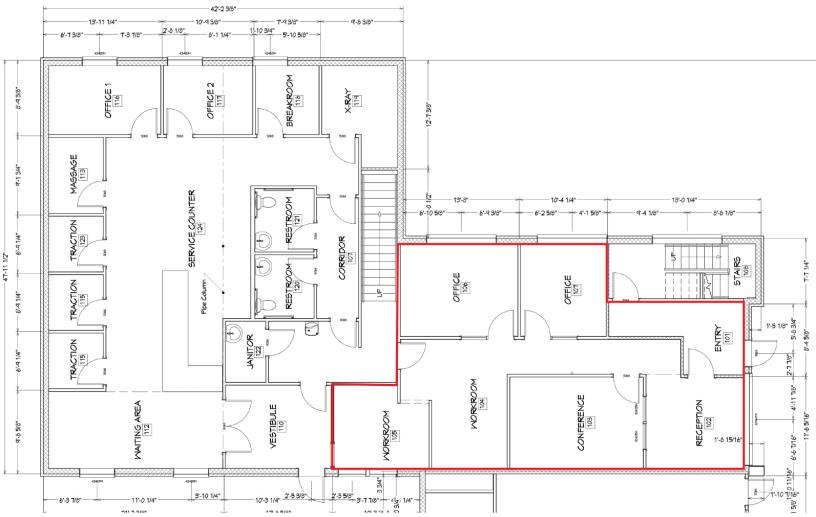
ABBEY SULLIVAN 405.863.7590 ABBEY@NAIRED.COM





ABBEY SULLIVAN 405.863.7590 ABBEY@NAIRED.COM







ABBEY SULLIVAN 405.863.7590 ABBEY@NAIRED.COM





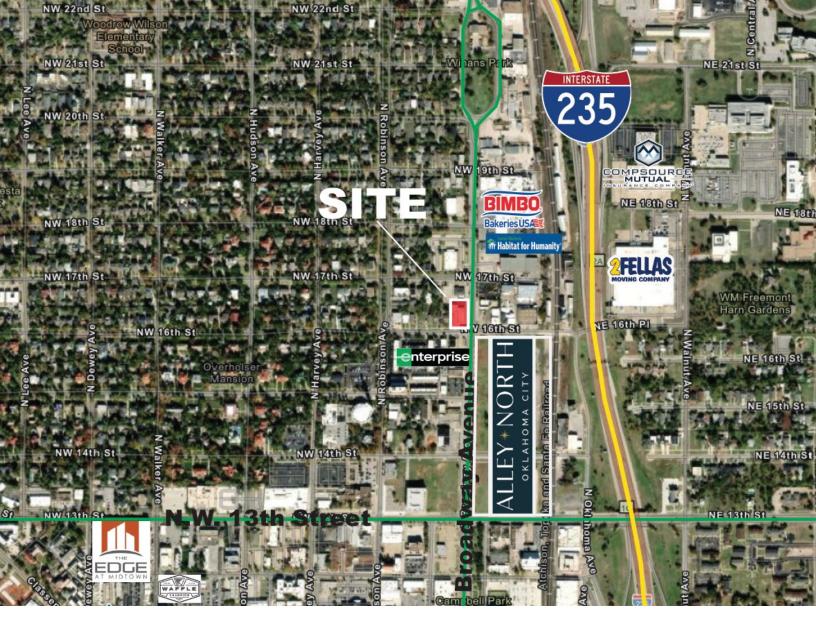


ABBEY SULLIVAN 405.863.7590 ABBEY@NAIRED.COM





ABBEY SULLIVAN 405.863.7590 ABBEY@NAIRED.COM



#### 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



405.840.0600 NAIRED.COM FOLLOW US @NAIRED CRE



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease, or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contrained therein are any to be implied.