

THE ATHENIAN
615 N. HUDSON AVENUE
OKLAHOMA CITY, OK 73102

Owner Occupant Investment Opportunity
Office Building For Sale or Lease

\$5,500,000 (\$160/SF)
31,215 SF on 0.24 Acres MOL

\$16.00/SF NNN
2nd Floor-10,000 SF For Lease
(Available 6-1-2025)

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REAL ESTATE**



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PROPERTY HIGHLIGHTS

- 3 Stories of Class B Office Space
- Federal Opportunity Zone
- Income Producing
- Hard Corner of N.W. 6th Street and N. Hudson Avenue
- Heart of Downtown Business Improvement District
- Close Proximity to Multiple Federal Buildings, Oklahoma City National Memorial & Museum, Paycom Center, Many Restaurants, Multi-Family Properties, and Public Transit
- Parking Lots Included with Sale

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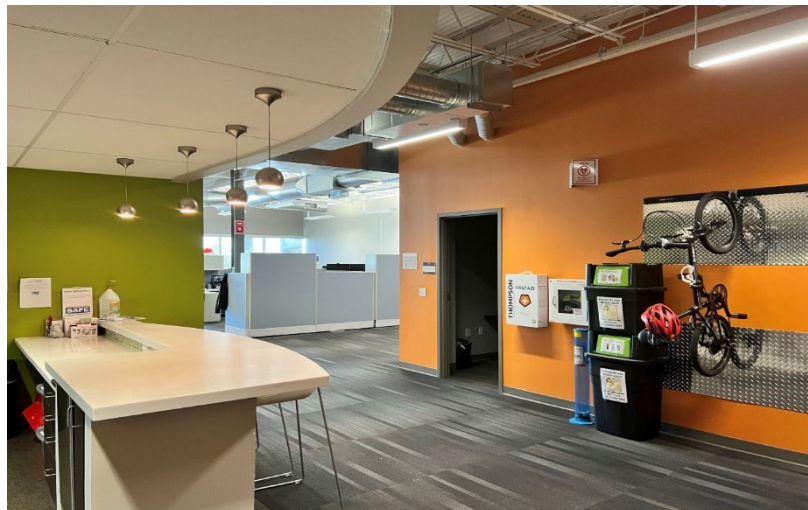
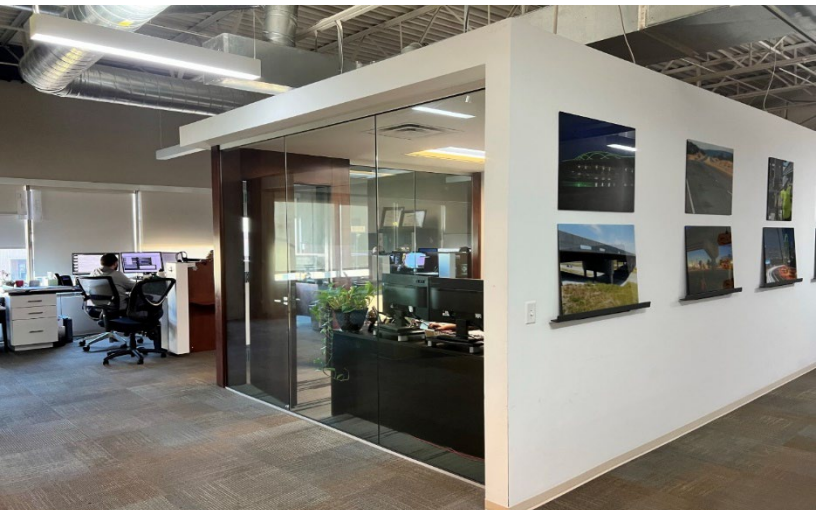
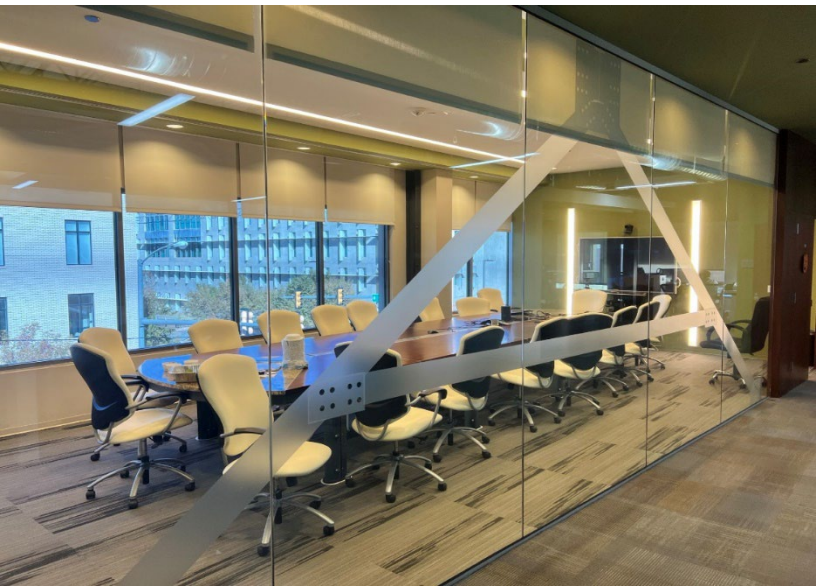
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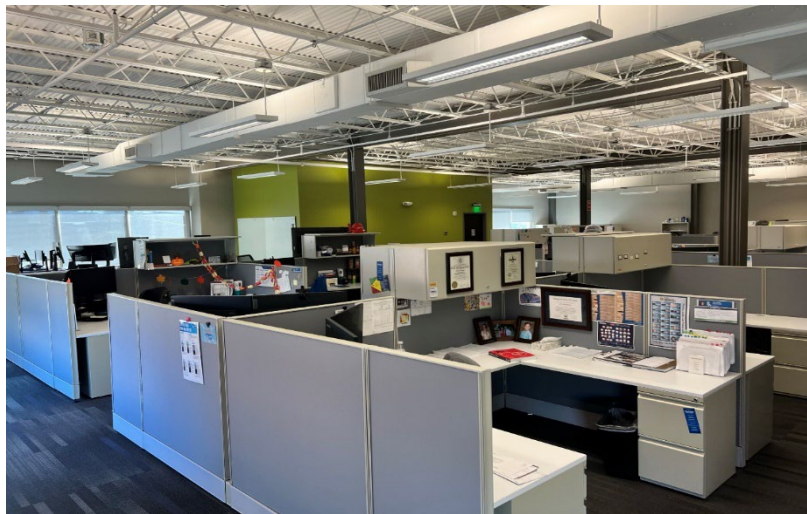
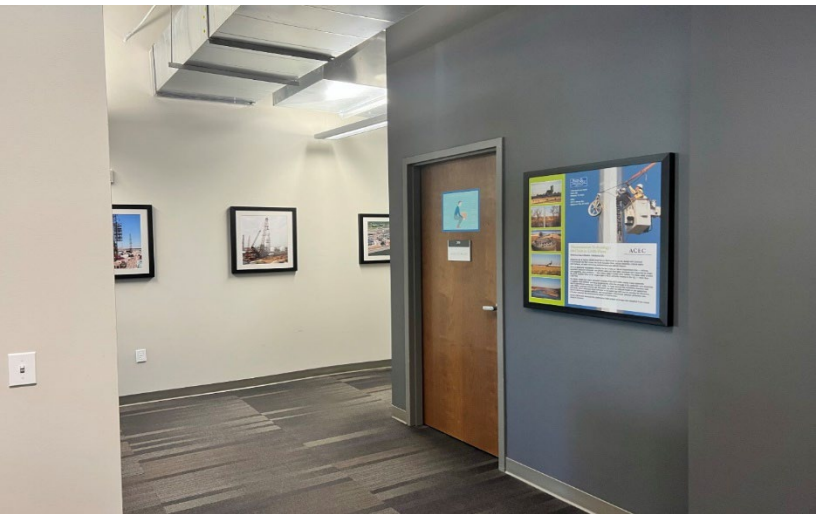
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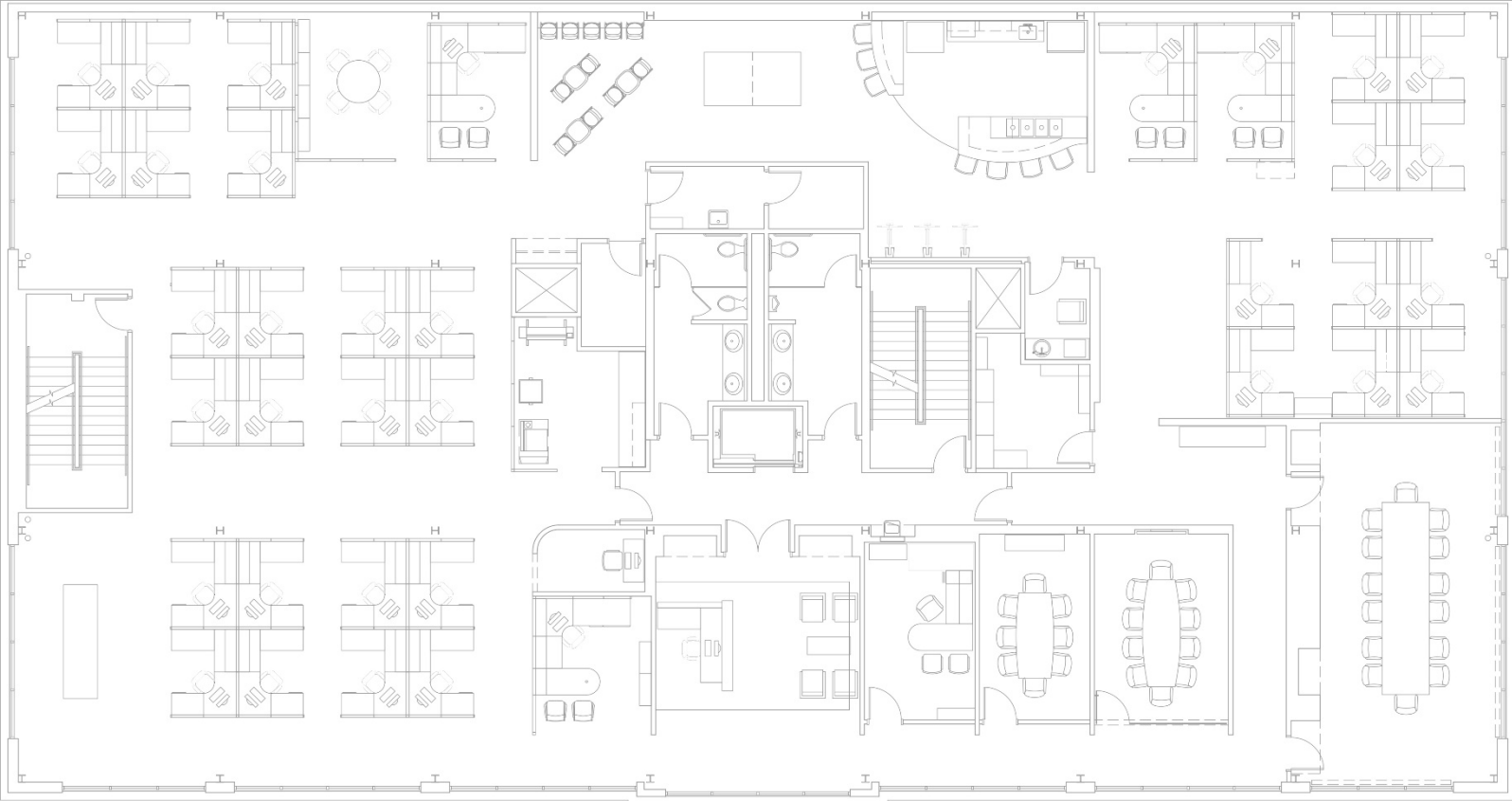
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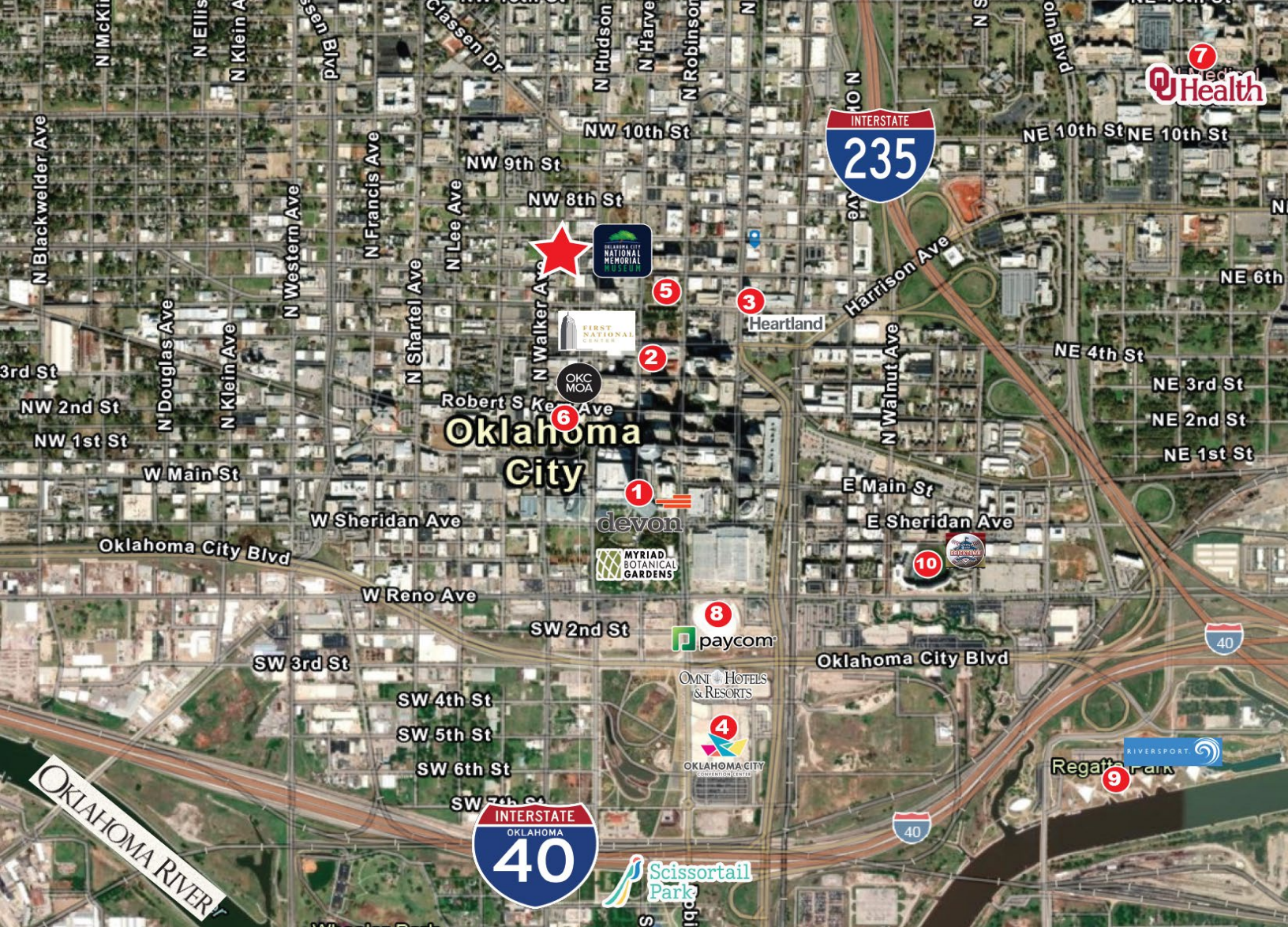
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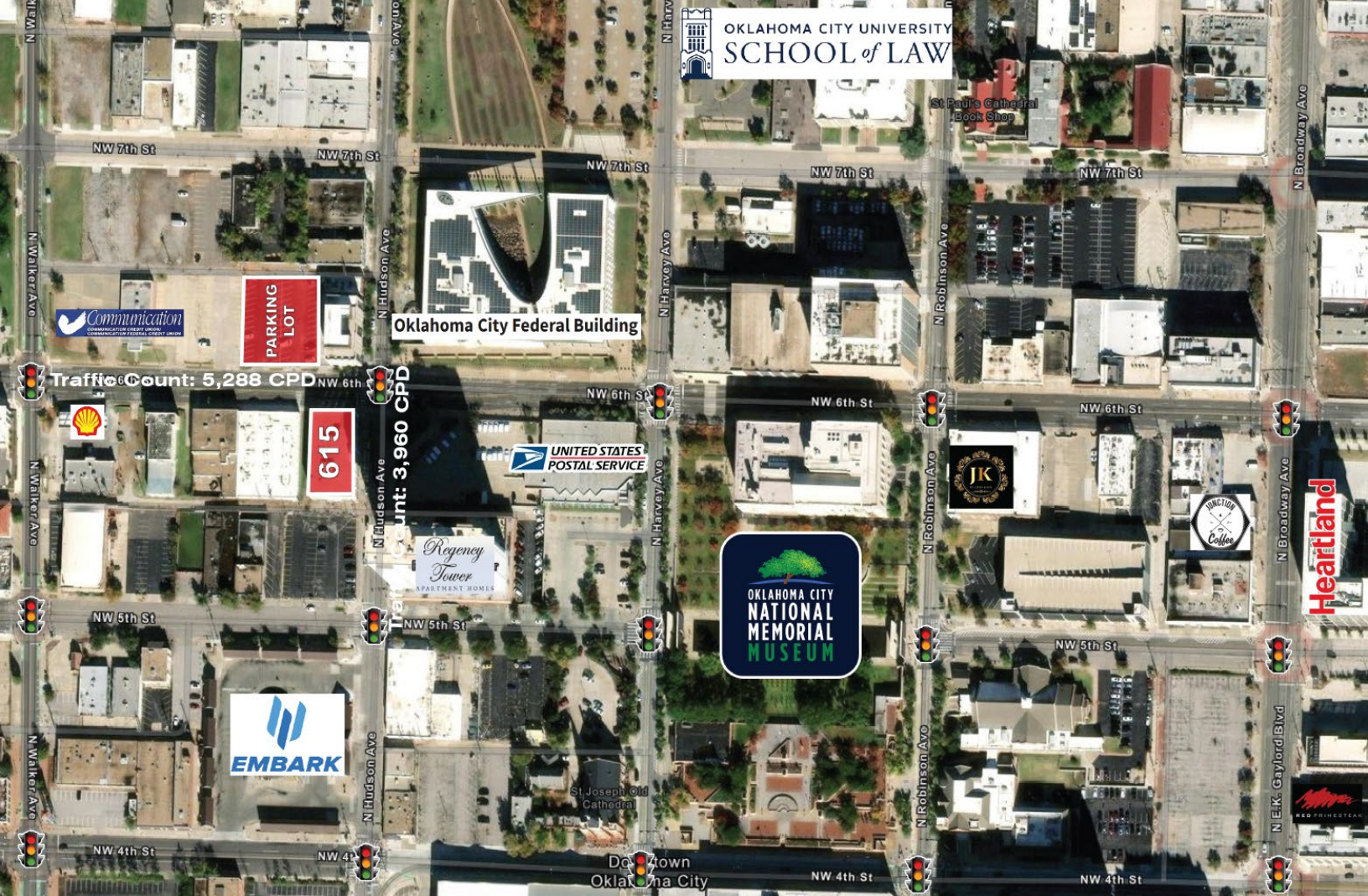
Within a mile of The Athenian Building

- 1 - Devon Tower
- 2 - First National Center
- 3 - Heartland Payment Systems Building
- 4 - OKC Convention Center and Omni Headquarter Hotel
- 5 - OKC National Memorial & Museum
- 6 - Oklahoma City Museum of Art
- 7- OU Health University of Oklahoma Medical Center
- 8 - Paycom Center
- 9 - Riversport OKC
- 10 - Bricktown Ball Park

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	12,724	87,360	219,519
AVERAGE HOUSEHOLD INCOME	\$118,043	\$69,853	\$62,732
TOTAL HOUSEHOLDS	5,437	35,176	87,692

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