

REDUCED Sales Price: \$5,400,000 (\$170.91/SF)
 Lease Price: \$17.00-\$18.00/SF Full Service



Magnolia Building
722 N. Broadway Avenue
 Oklahoma City, Oklahoma 73102

PROPERTY HIGHLIGHTS

- 31,596 SF Mixed Use Retail and Office, 5-Story Building
- National Register of Historic Places
- Event Space on 5th Floor
- Investment or Owner Occupant Opportunity
- Historic Tax Credits Available
- Central Business District Opportunity Zone
- TIF District #2
- Pricing includes paved lot with 40 parks directly across from the property

SUITES AVAILABLE

- 1st (Ground Floor): 963 SF MOL
- 2nd Floor: 2,500 SF MOL
- 3rd Floor: Suite 300: 2,919 SF MOL
- 5th Floor: 6,060 SF MOL

LOCATION HIGHLIGHTS

- High Visibility, High Traffic Area
- One Mile Proximity to Paycom Arena, OU Health, Convention Center, Devon Tower, and Scissortail Park
- Heart of Automobile Alley
- Building is on Streetcar Route
- Public Transit in Close Proximity

TOTAL SF	31,596 SF on 0.17 Acres MOL
BUILT	1919
ZONED	CBD2

Abbey Sullivan
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 abbey@naisullivangroup.com

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4045 N.W. 64th Street, Suite 340
 Oklahoma City, OK 73116

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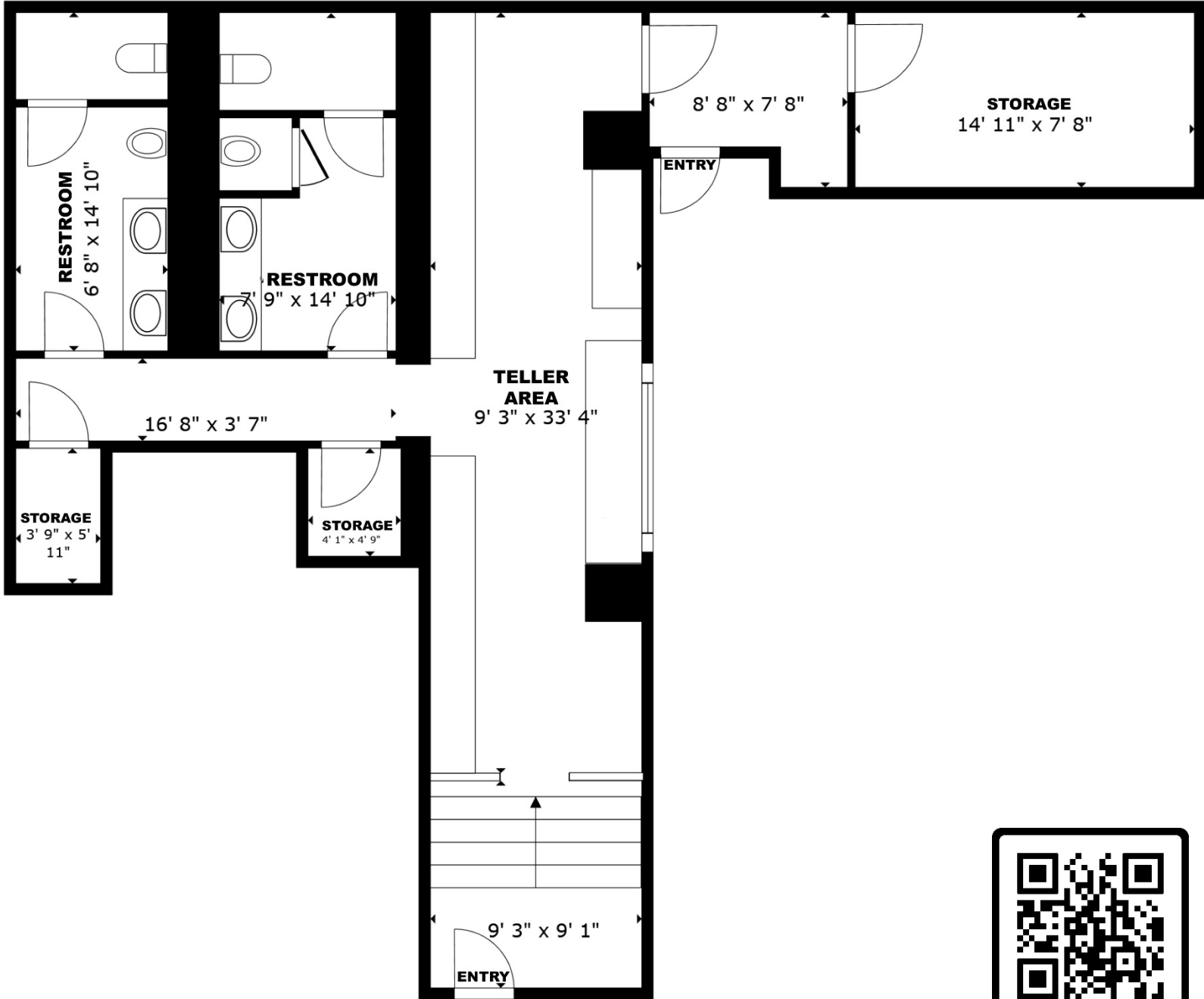
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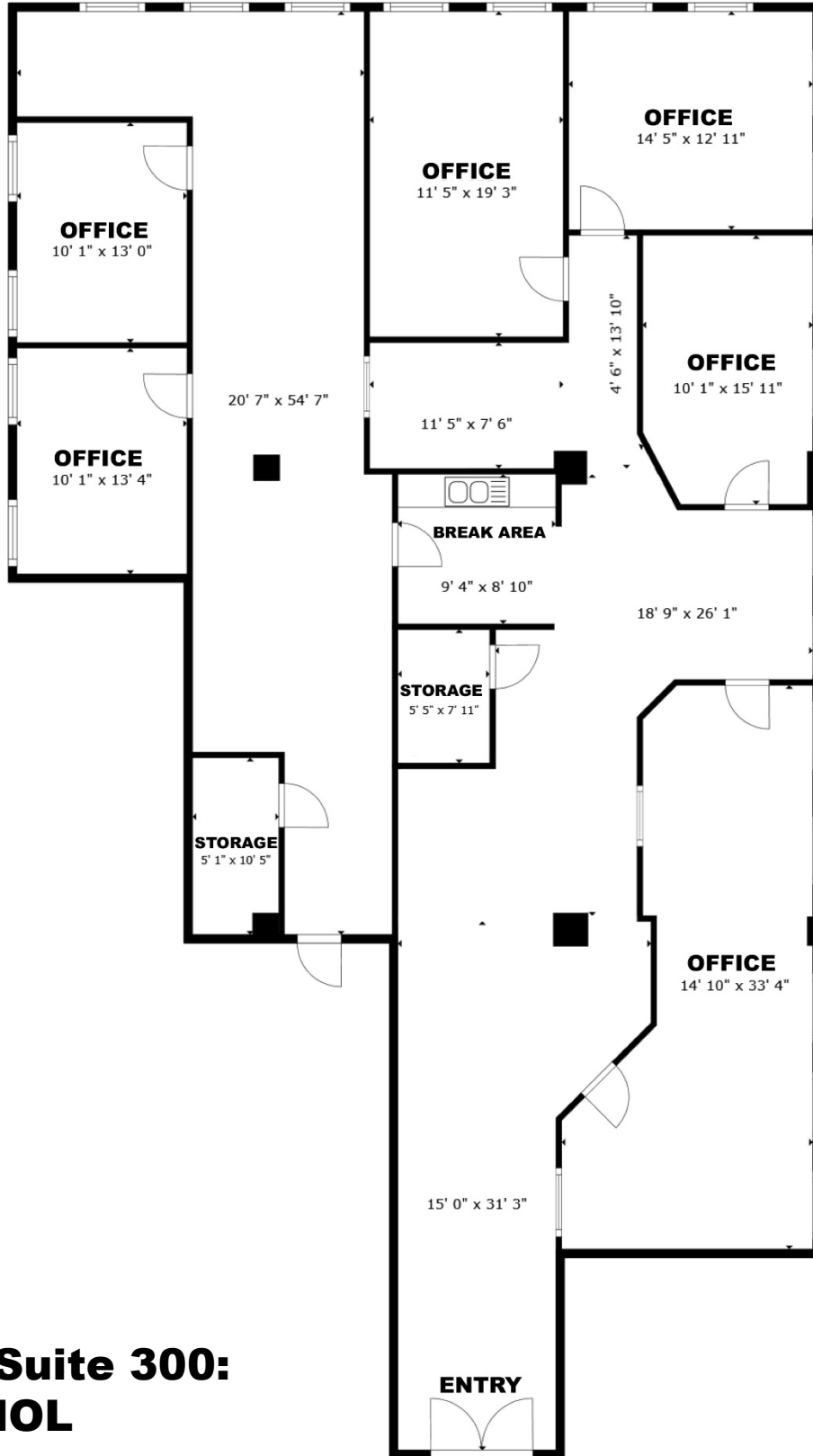
SCAN FOR 3D TOUR

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**3rd Floor: Suite 300:
2,919 SF MOL**



SCAN FOR 3D TOUR

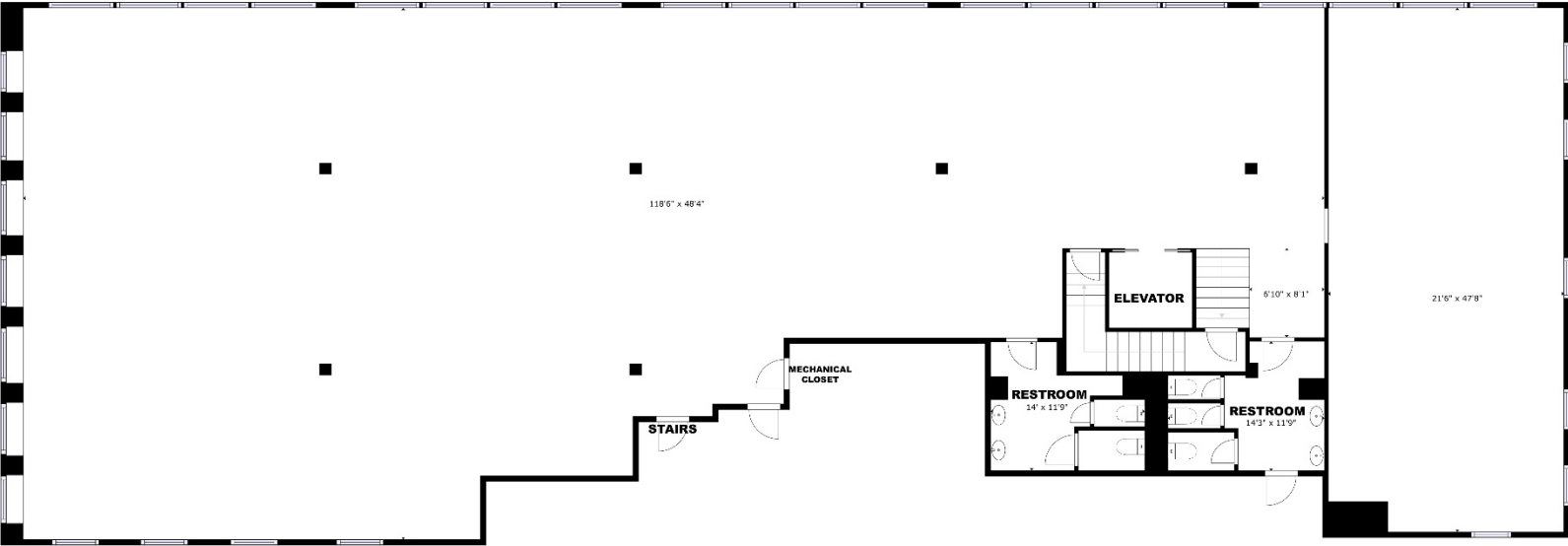
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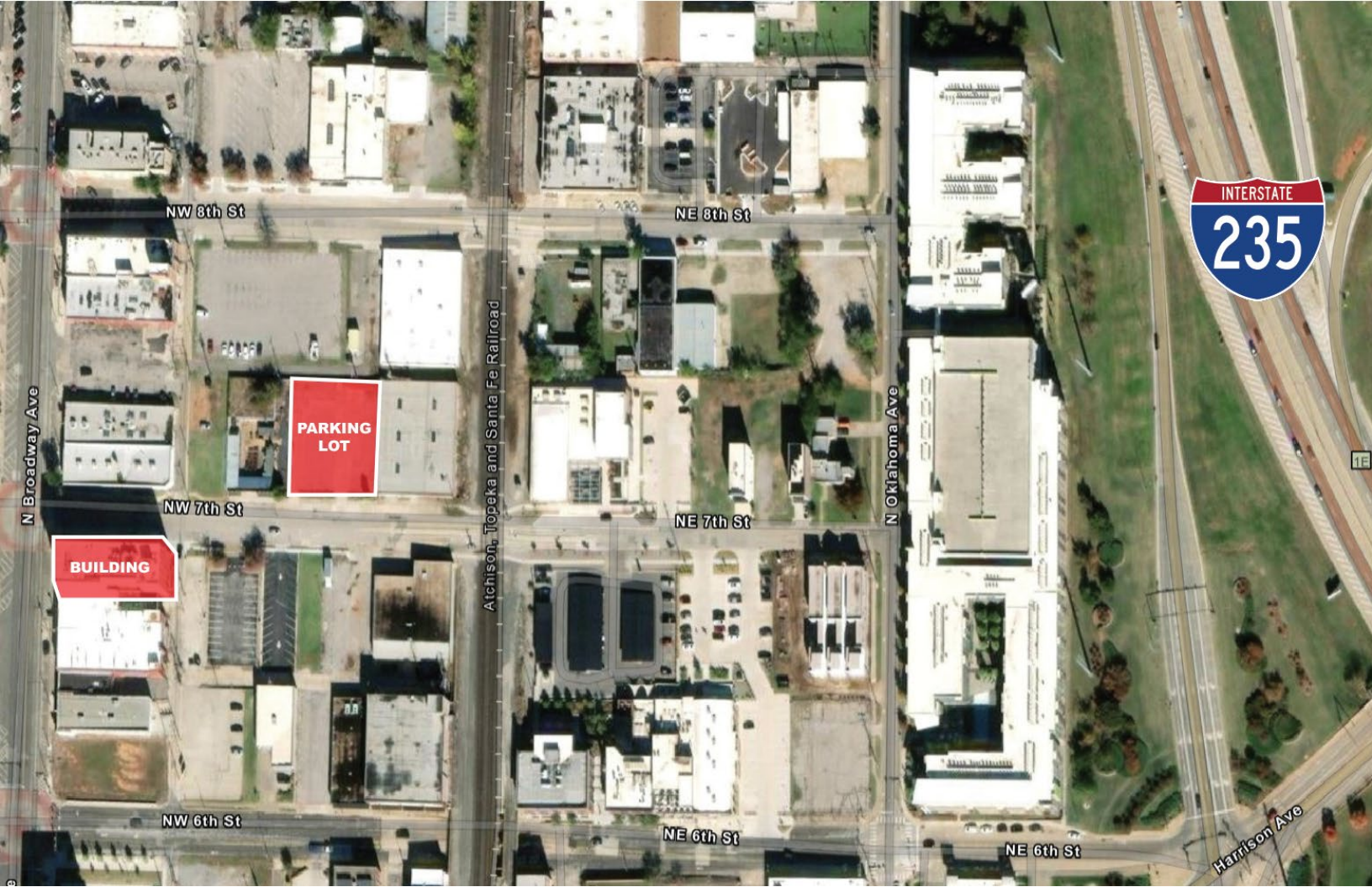


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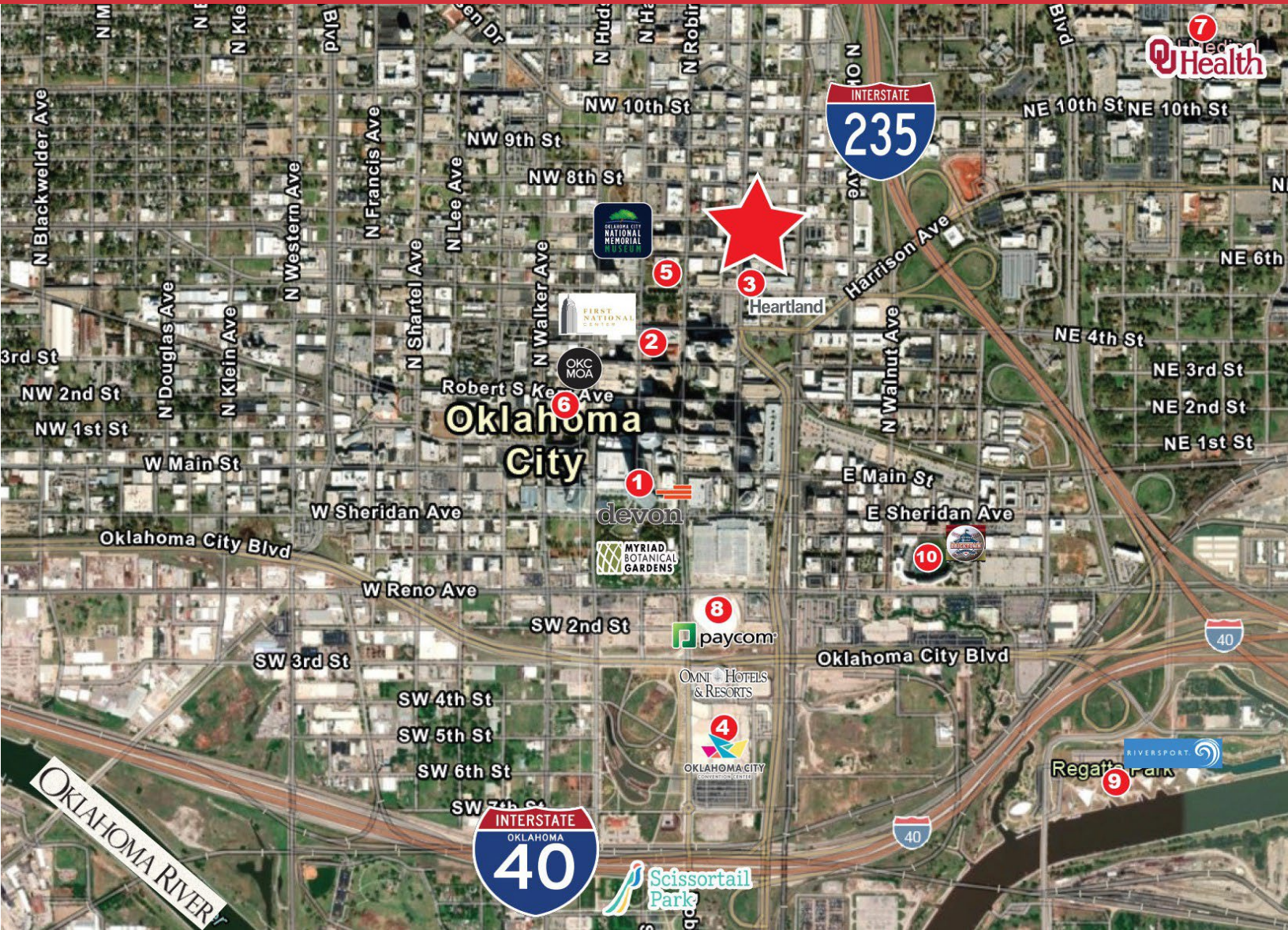


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Within a mile of the Magnolia Building

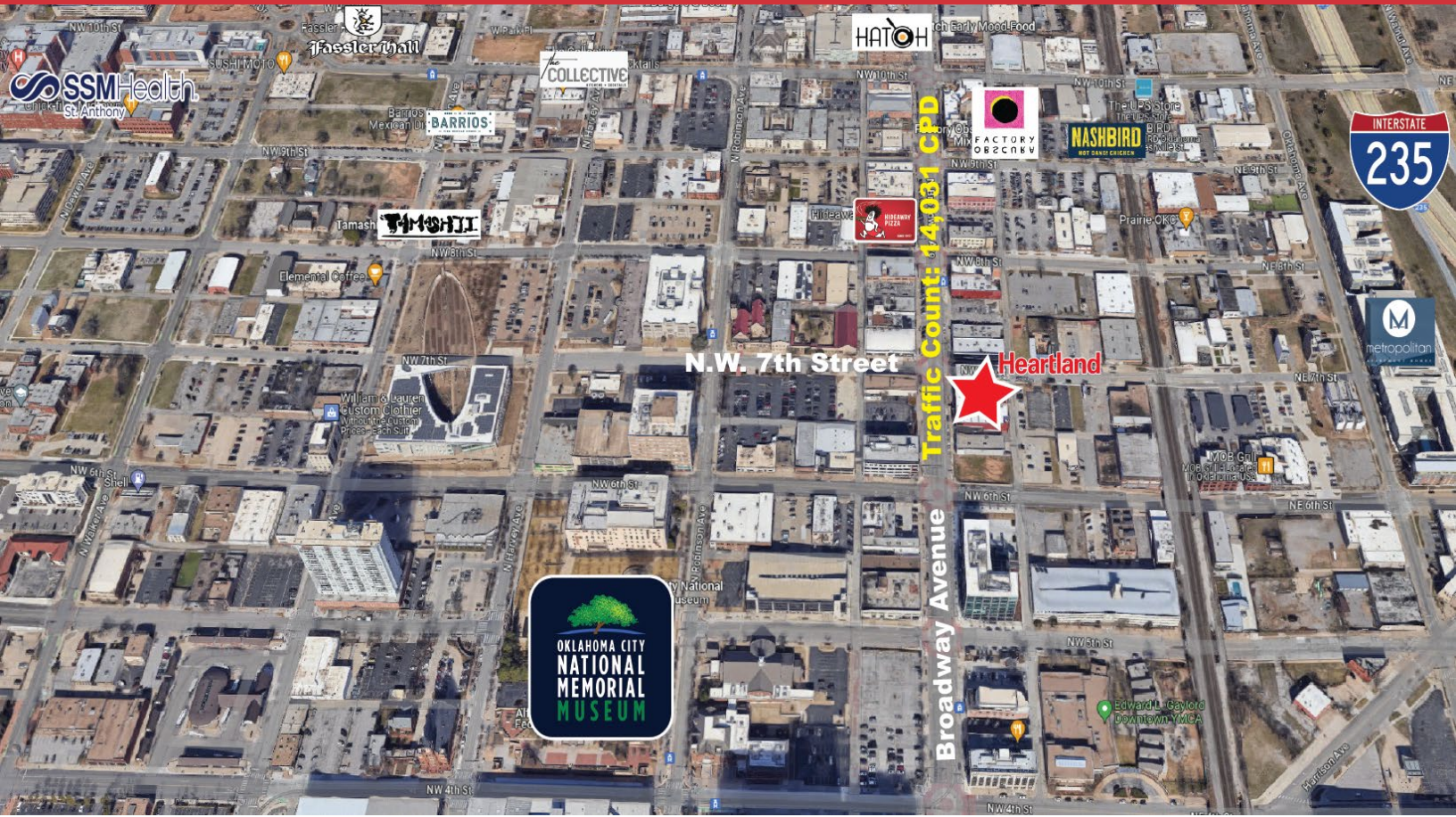
- 1 - Devon Tower
- 2 - First National Center
- 3 - Heartland Payment Systems Building
- 4 - OKC Convention Center and Omni Headquarter Hotel
- 5 - OKC National Memorial & Museum
- 6 - Oklahoma City Museum of Art
- 7 - OU Health University of Oklahoma Medical Center
- 8 - Paycom Center
- 9 - Riversport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

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Population	1 Mile: 11,107	3 Miles: 83,751	5 Miles: 211,174
Average Household Income	1 Mile: \$121,535	3 Miles: \$69,629	5 Miles: \$63,128
Total Households	1 Mile: 5,031	3 Miles: 34,097	5 Miles: 84,018

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