

FOR LEASE

1204 N HUDSON AVE

1204 N HUDSON AVE, Oklahoma City, OK 73103



Chris Castro

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Tim Strange, CCIM, SIOR, CPM

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Gabrielle Johnson

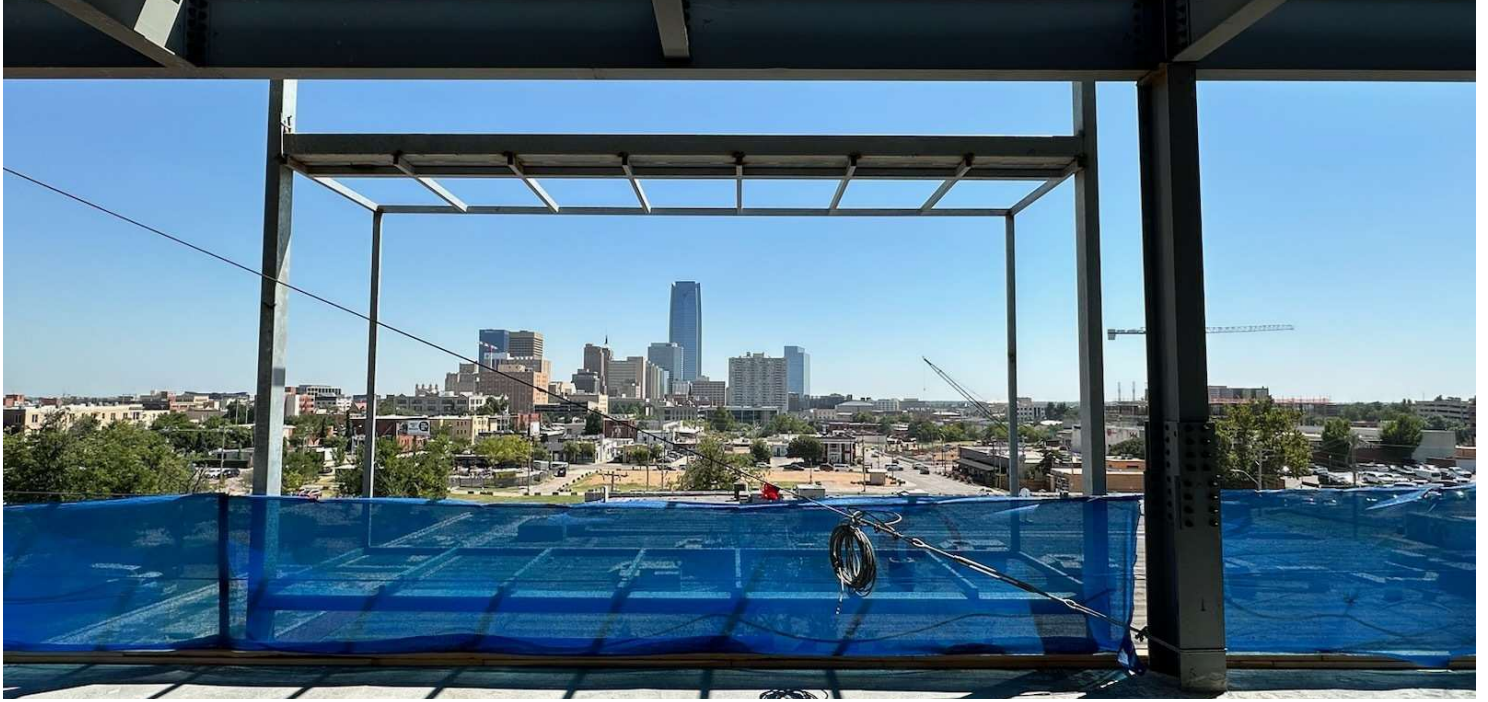
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PROPERTY DESCRIPTION

Four story Class "A" building in the heart of Midtown.

PROPERTY HIGHLIGHTS

- Award Winning Rand Elliott, AIA Design
- Covered Parking Available and Ample Surface Parking
- On-site Fitness Center
- Walkable to Midtown
- Retail & Restaurants
- Flexible Floor Plans
- Signage Opportunity
- Naming Rights to the Top Floor Available
- Owner will provide:
 - Insulation and Drywall at exterior walls.
 - Roof top HVAC unit .
 - Five single-user restrooms.
 - Fire sprinkler.
 - Elevator.

OFFERING SUMMARY

Lease Rate:	\$30.00 - 35.00 SF/yr (NNN)
Number of Units:	5
Available SF:	988 - 14,871 SF
Lot Size:	21,021 SF
Building Size:	45,000 SF

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	557	1,674	5,717
Total Population	698	2,545	11,971
Average HH Income	\$66,380	\$75,103	\$77,126

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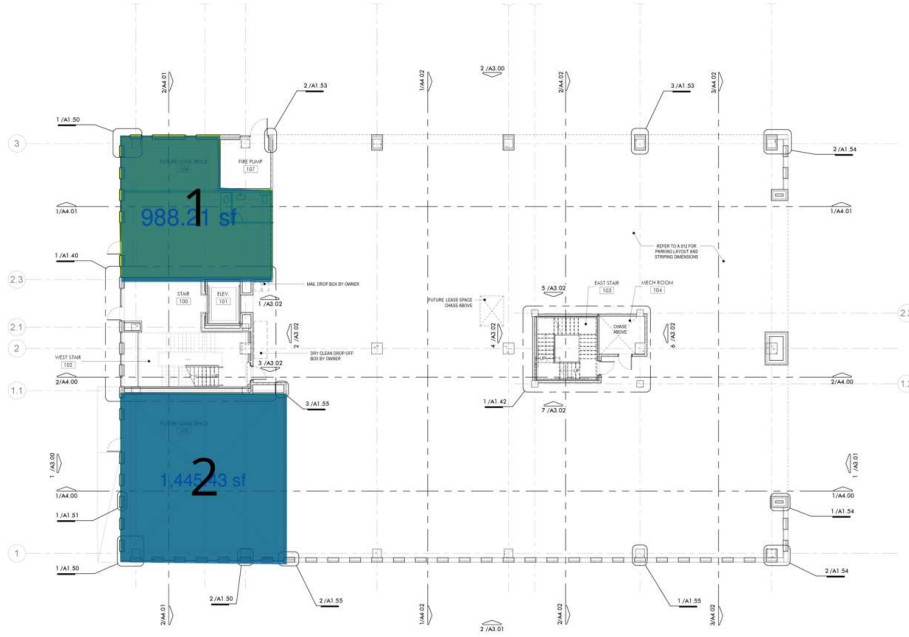
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1 1ST FLOOR CALLOUT PLAN
AT 00 SCALE: 1/8" = 1'-0"

OFFICE BUILDING
OKLAHOMA CITY, OK, 73103

REVISED DATE: 09.29.2022

LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
Total Space: 988 - 14,871 SF Lease Rate: \$30.00 - \$35.00 SF/yr

SUITE	SIZE	RATE
■ Level 1 Suite 101	988 SF	\$30.00 SF/yr
■ Level 1 Suite 102	1,445 SF	\$30.00 SF/yr

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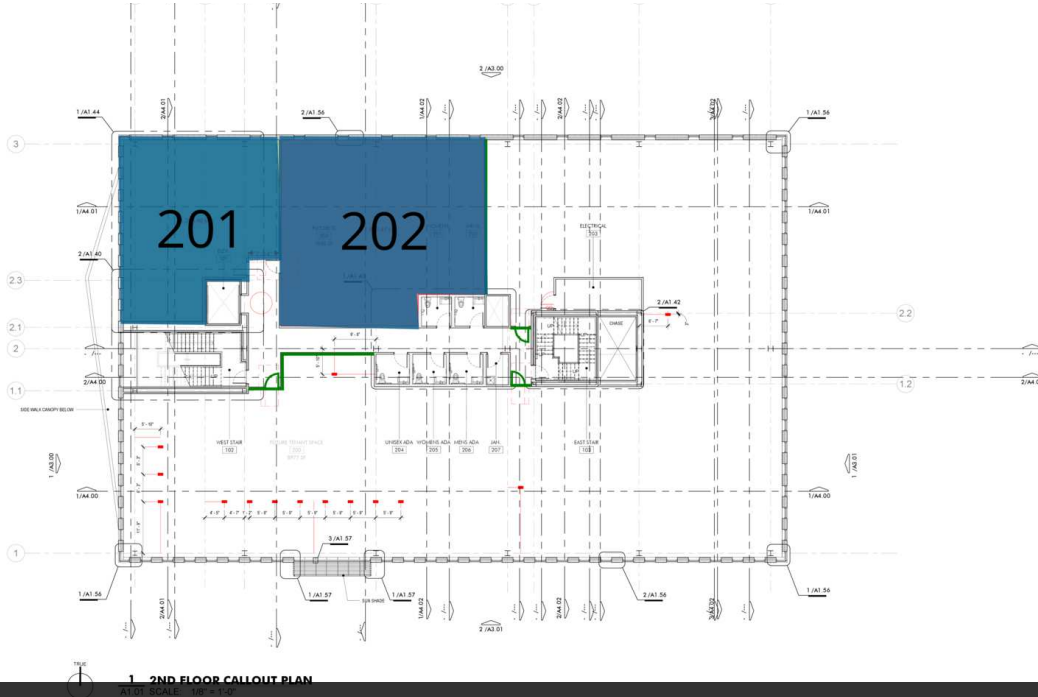
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REV. NO. DATE
04.21.2023

OFFICE BUILDING - 3RD FLOOR T.I.
OKLAHOMA CITY, OK, 73103

LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
Total Space: 988 - 14,871 SF Lease Rate: \$30.00 - \$35.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE	RATE
■ Level 2 Suite 201	1,269 SF	\$30.00 SF/yr
■ Level 2 Suite 202	1,862 SF	\$30.00 SF/yr

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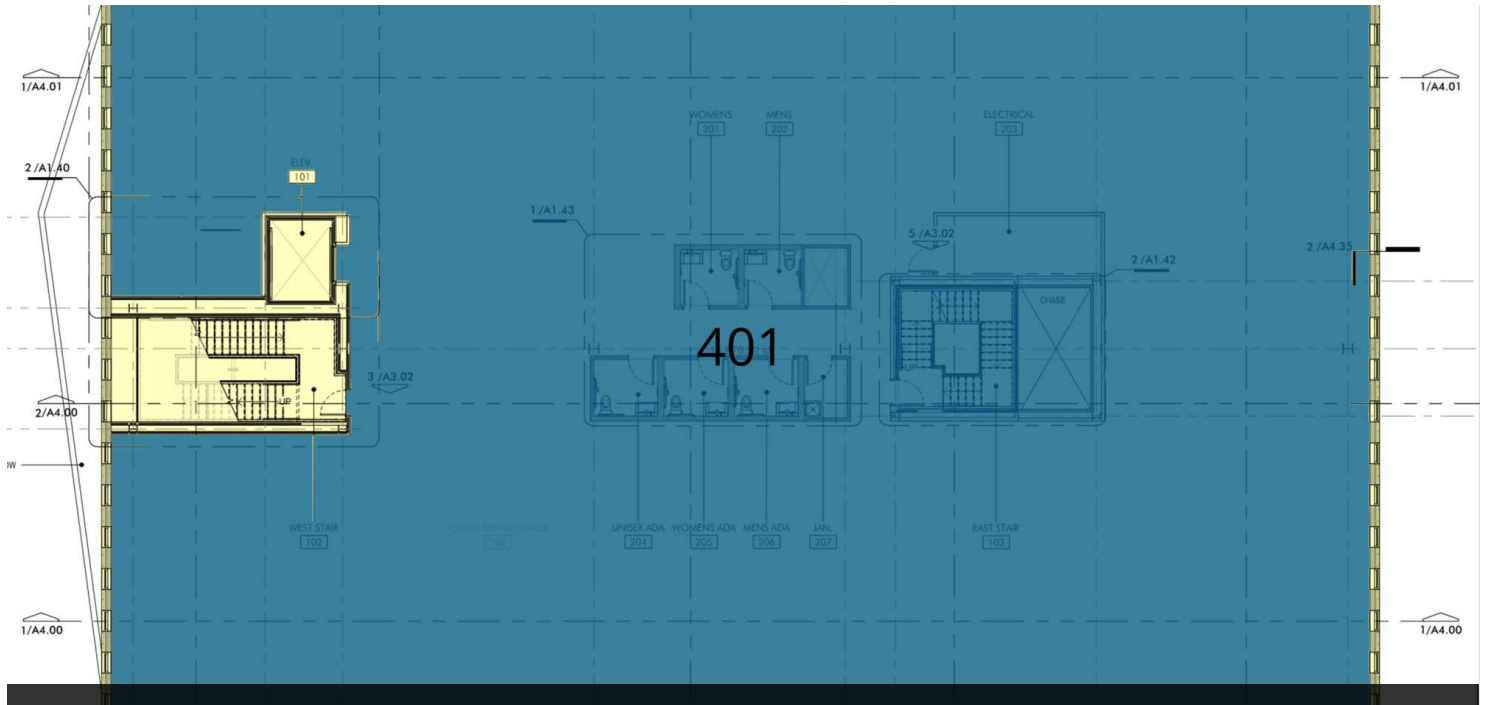
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	988 - 14,871 SF	Lease Rate:	\$30.00 - \$35.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE	RATE	DESCRIPTION
■ Level 4	2,500 - 14,871 SF	\$35.00 SF/yr	Entire 4th floor available and divisible for users occupying 2,500 sq ft and up, with \$40/ft in TI for a 5 year term, negotiable over 5 years.

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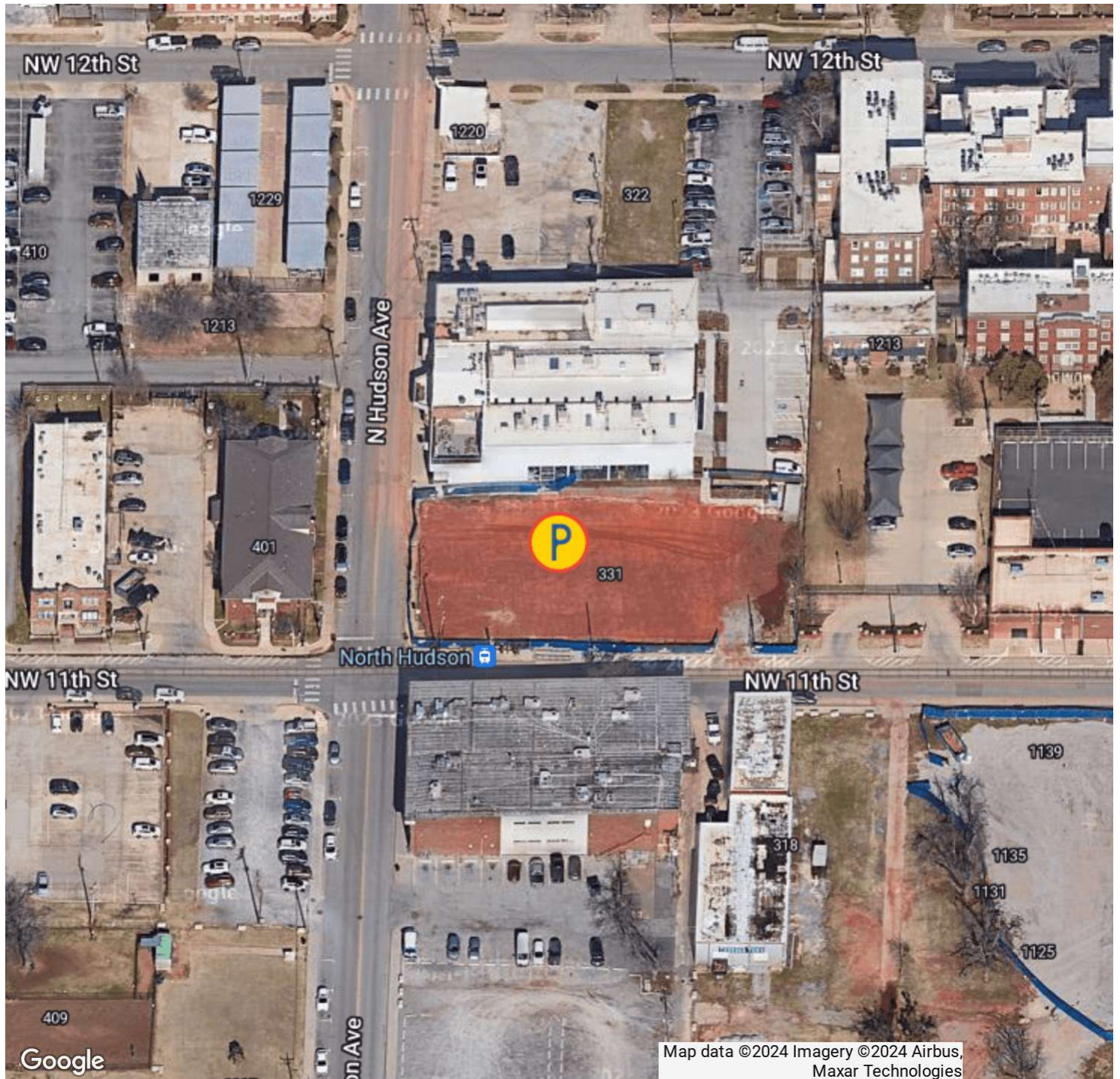
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	698	2,545	11,971
Average Age	40.3	36.1	32.7
Average Age (Male)	46.4	37.1	32.6
Average Age (Female)	36.0	34.2	32.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	557	1,674	5,717
# of Persons per HH	1.3	1.5	2.1
Average HH Income	\$66,380	\$75,103	\$77,126
Average House Value	\$52,208	\$133,229	\$195,883

TRAFFIC COUNTS	
NW 11th Street & N Hudson Ave	/day
2020 American Community Survey (ACS)	

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