

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

The entire third floor of the Paramount Building is now available, offering 5,475 SF of prime office space with high ceilings, large windows, and historic character that blends seamlessly with modern updates. This open, flexible layout is perfect for a creative office, professional services, or collaborative workspace. Additionally, retail space is available on the first floor, providing excellent visibility and foot traffic in the heart of downtown. Located just off Sheridan Avenue, the Paramount Building offers easy access to OKC's best dining, entertainment, and business destinations.

### PROPERTY HIGHLIGHTS

- Full third-floor office space with 5,475 SF, featuring an open layout, large windows, and historic charm
- First-floor retail space available with high visibility in a walkable downtown area
- Prime downtown location just off Sheridan Avenue, surrounded by restaurants, entertainment, and business hubs
- Easy access to parking, public transit, and major downtown destinations

Office Space \$17.00 (NNN)  
1,225-5,475 SF

Building Size: 39,900 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,517	33,133	83,099
Total Population	8,039	79,935	208,997
Average HH Income	\$68,560	\$67,445	\$63,913

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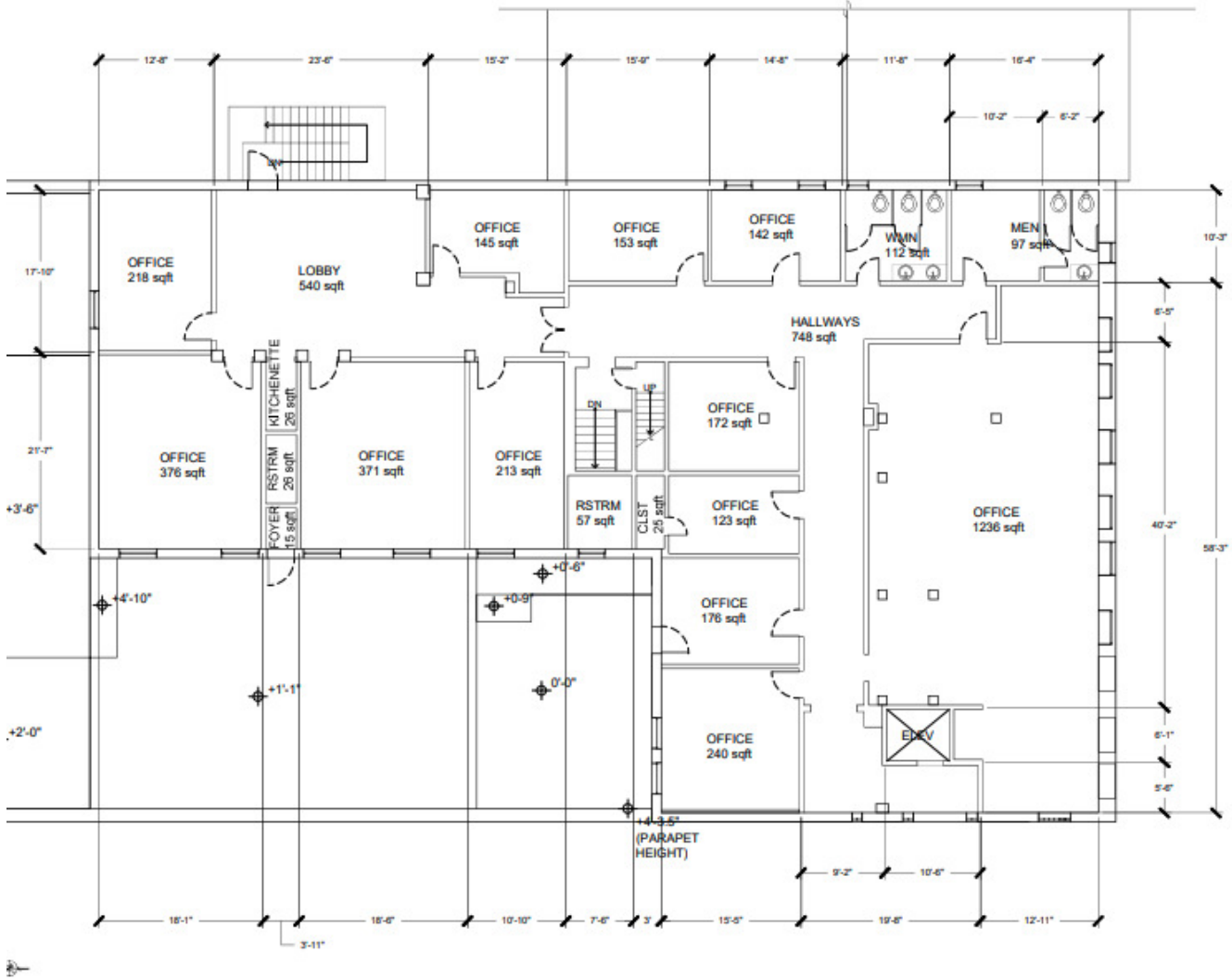
## ADDITIONAL PHOTOS



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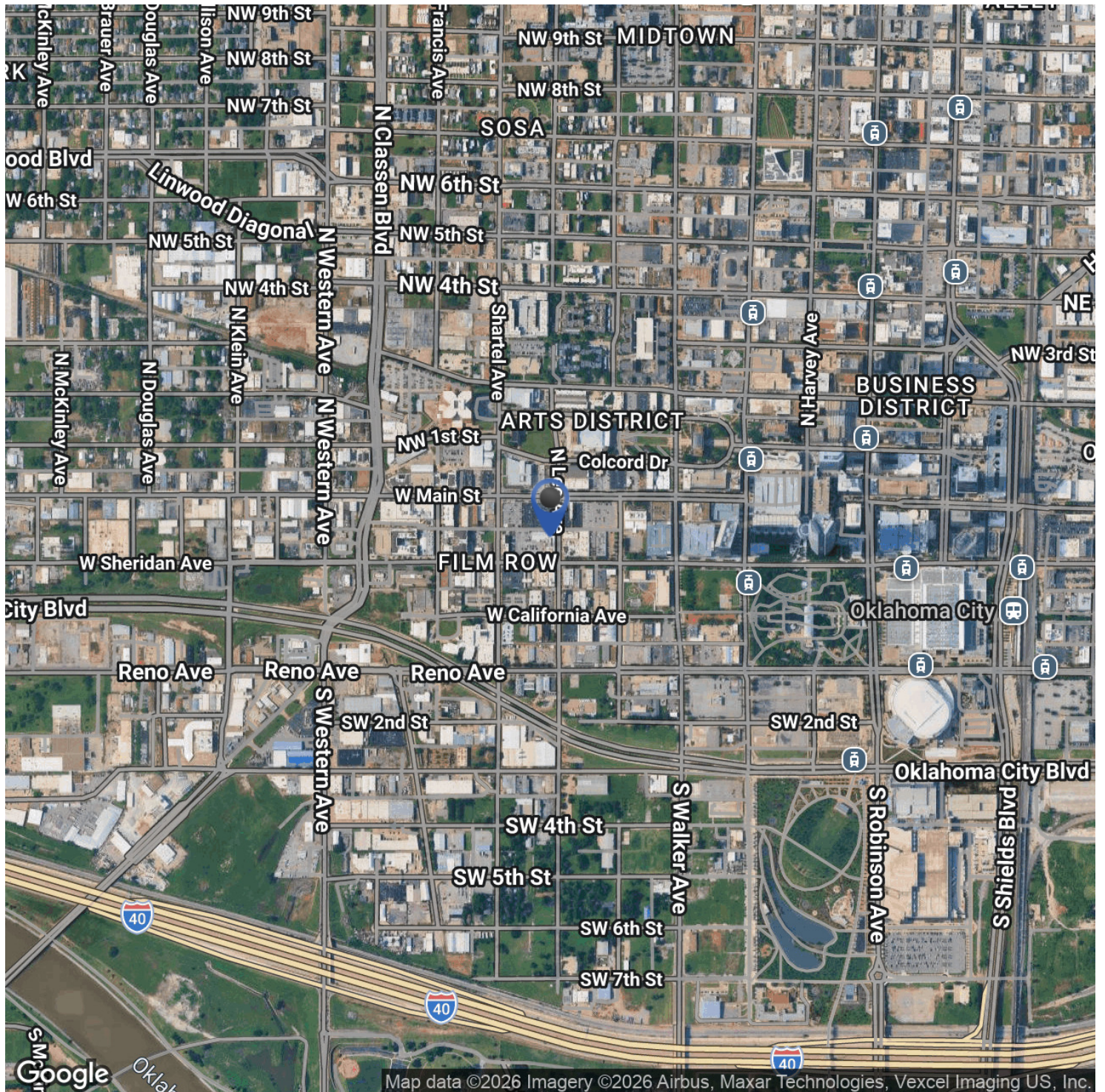
## EXISTING OFFICE FLOOR PLAN



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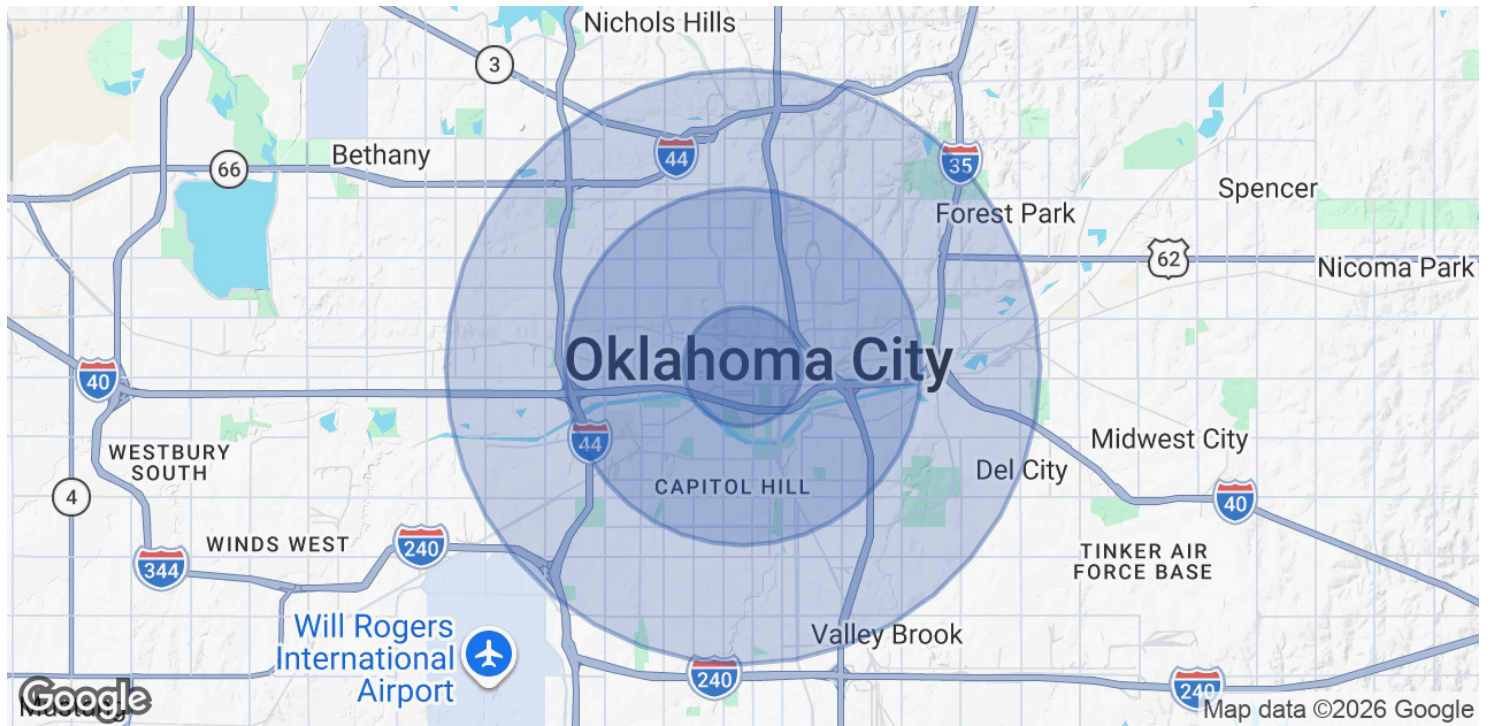
## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,039	79,935	208,997
Average Age	38	36	37
Average Age (Male)	38	36	36
Average Age (Female)	37	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,517	33,133	83,099
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$68,560	\$67,445	\$63,913
Average House Value	\$386,318	\$241,890	\$202,843

Demographics data derived from AlphaMap

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