

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	3,630 SF
Building Size:	7,260 SF
Year Built:	2018
Zoning:	UD - Plaza

### PROPERTY OVERVIEW

Located in the vibrant Plaza District, this exceptional office space is ideally positioned on the west end, with ample parking available across the street. Referred to as the Empire building, this two-story property, built in 2018, features 16-foot ceilings, exposed ductwork, and sleek concrete floors. Enter through your private stairwell into a large open area that includes a private conference room, two bathrooms (one with a shower), a storage room, and a kitchen, all designed to create a functional and modern open floor plan. The north end of the office boasts a spacious room with two private executive offices featuring large windows that overlook NW 16th St. Locally owned and managed, this property places you steps away from a variety of local restaurants, boutiques, and services, with Empire Pizza conveniently located downstairs. This office space combines industrial charm with a dynamic atmosphere perfect for fostering business growth.

### PROPERTY HIGHLIGHTS

- Plaza District Location
- Open plan
- Ample Parking
- 16' Ceilings, Exposed Duct Work, and Concrete Floors
- Private Executive Offices and Conference Room

aden@creekcre.com  
405.210.3910  
**ADEN STRUBLE**

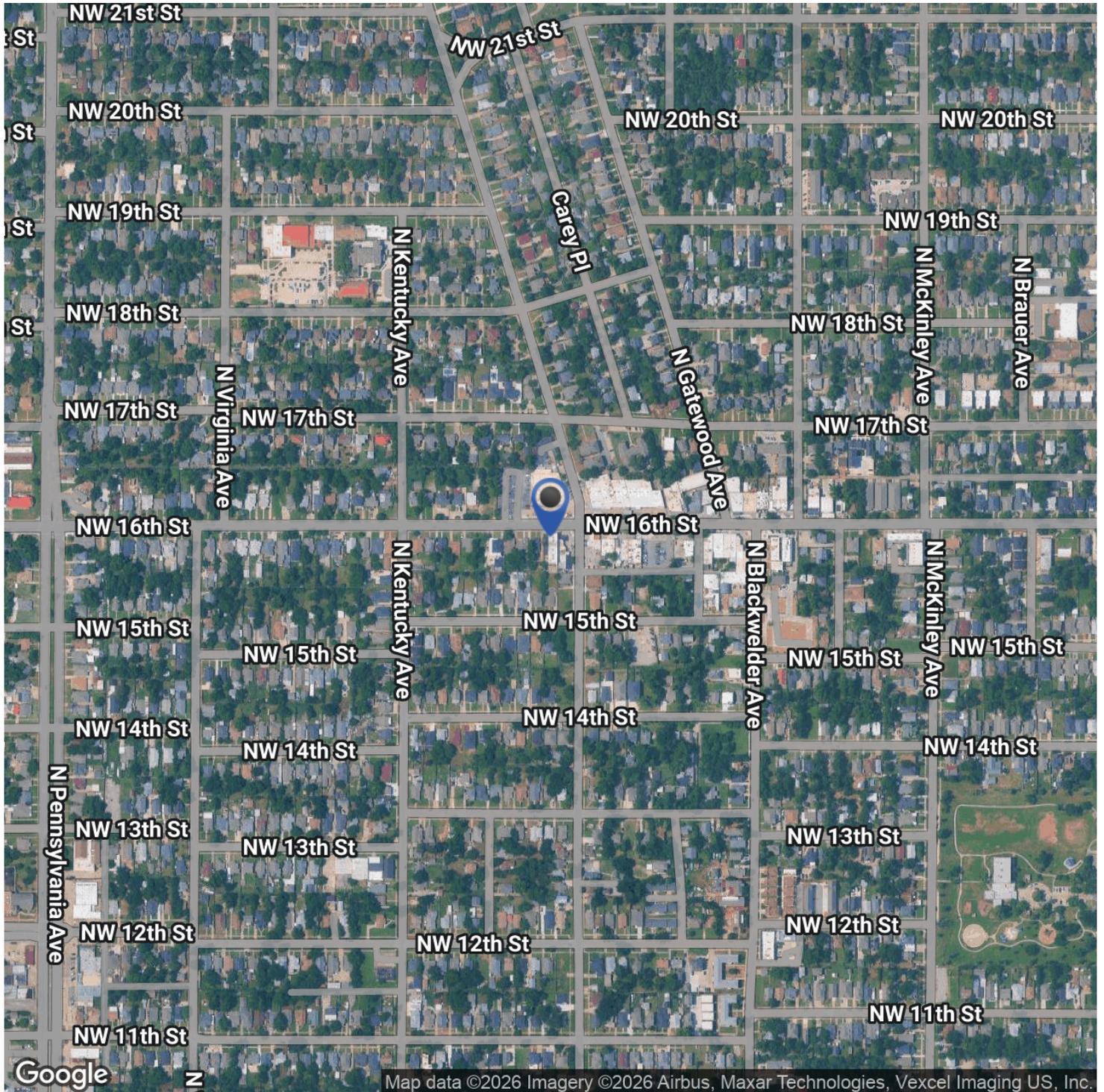
## ADDITIONAL PHOTOS



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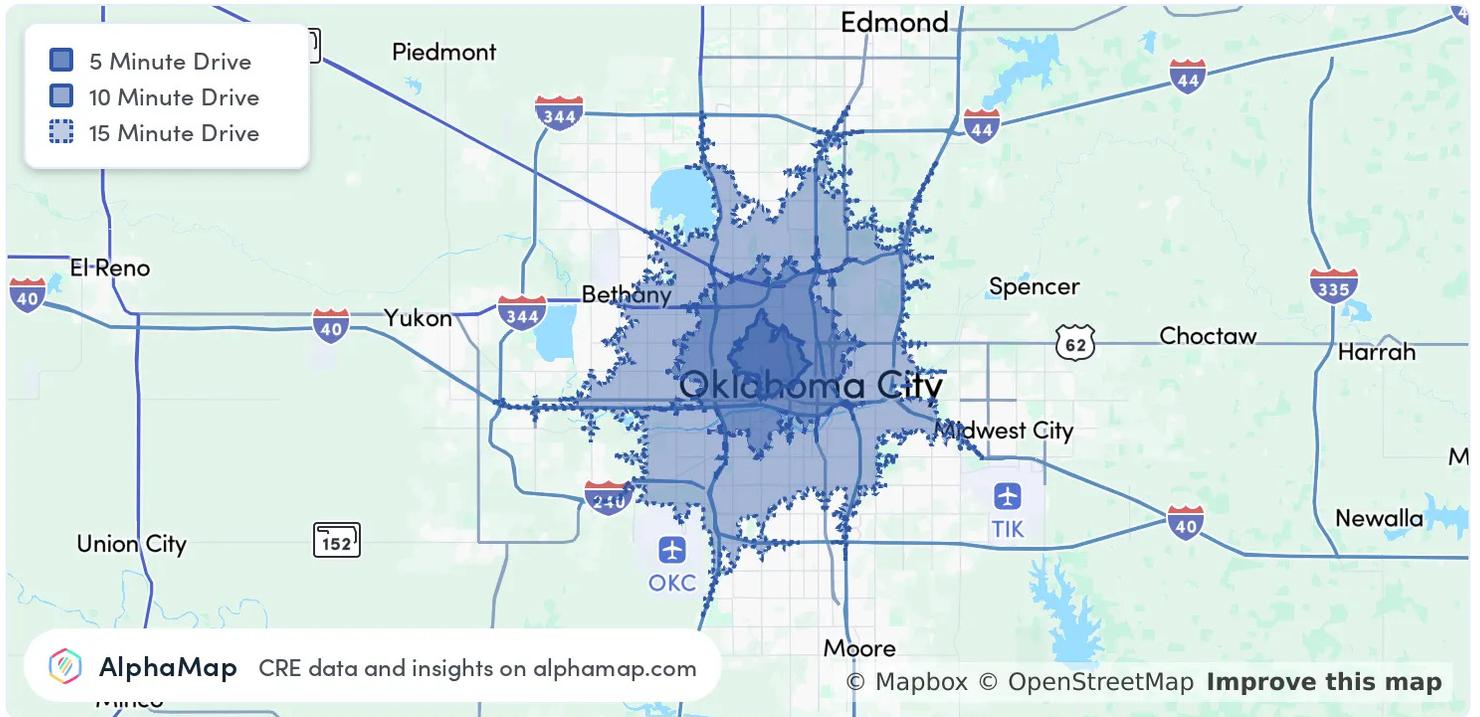


## LOCATION MAP



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## AREA ANALYTICS



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	16,586	86,039	292,110
Average Age	36	37	37
Average Age (Male)	36	37	36
Average Age (Female)	36	38	38

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	7,214	38,450	118,337
Persons per HH	2.3	2.2	2.5
Average HH Income	\$79,228	\$74,844	\$67,428
Average House Value	\$272,863	\$265,397	\$210,899
Per Capita Income	\$34,446	\$34,020	\$26,971

Map and demographics data derived from AlphaMap

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