

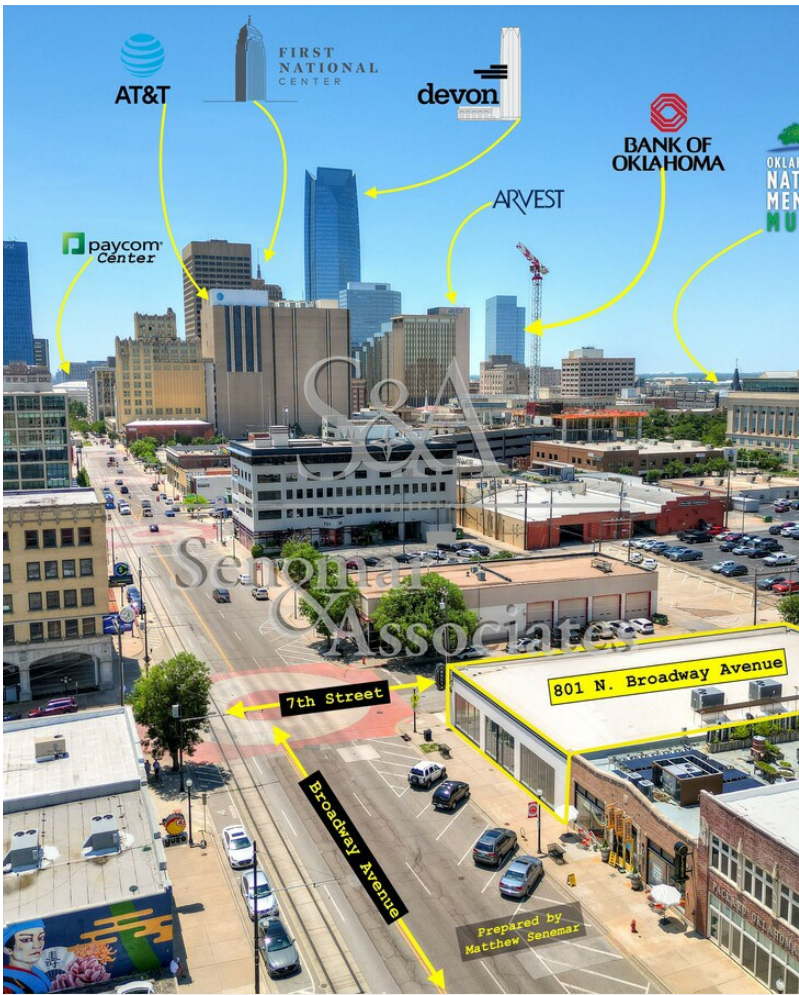
## 801 N Broadway Ave

801 N Broadway Ave, Oklahoma City, OK 73102



**Mitra Senemar**

Mitra Senemar  
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(405) 724-7003



# 801 N Broadway Ave

Upon Request

Senemar & Associates is pleased to announce a first time offering of a completely renovated building in historic Automobile Alley: 801 N. Broadway Avenue!

This property offers incredible potential for professional space. Retail, restaurants, office space, you name it. A rare opportunity for an owner/user to own a completely renovated building in Automobile Alley. This property can be purposed for a variety of businesses.

High...

- Close proximity to Downtown OKC, a block from Bricktown!
- Location Location Location: hard corner of 7th street and Broadway Avenue!
- 4 - 12.5 ton AC units!
- Open Ceilings and glass windows provide incredible natural lighting and visibility to the massive open showroom area!
- Insulated glass windows to ceiling!
- 8 bathrooms 4 ADA approved (See Photos)



Rental Rate:	Upon Request
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	10,500 SF
Year Built:	1940
Walk Score ®:	85 (Very Walkable)
Transit Score ®:	72 (Excellent Transit)
Rental Rate Mo:	Upon Request



### 1st Floor

Space Available	10,500 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Retail
Lease Term	1 Years

Rent and all details negotiable except NNN terms.



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This property offers incredible potential for professional space. Retail, restaurants, office space, you name it. A rare opportunity for an owner/user to own a completely renovated building in Automobile Alley. This property can be purposed for a variety of businesses.

High ceilings and insulated glass windows throughout the 10.5K SF offer plenty of natural lighting and visibility. Polished concrete on the flooring - perfect for showrooms, restaurants, event centers, offices, creative space, the list goes on.

Location: the Amelia building at 801 is centrally located to major highways, including I-35, I-235, I-40 & I-44. 801 is the hard corner on 8th Street & Broadway. Close proximity to Scissortail Park, several high end restaurants, pizzerias, high-end condos, OU Medical Center & St. Anthony's. Not to mention Bricktown is only a block away. All of this and more can be found in Automobile Alley, whats hard to find - is a building with such extensive renovations.

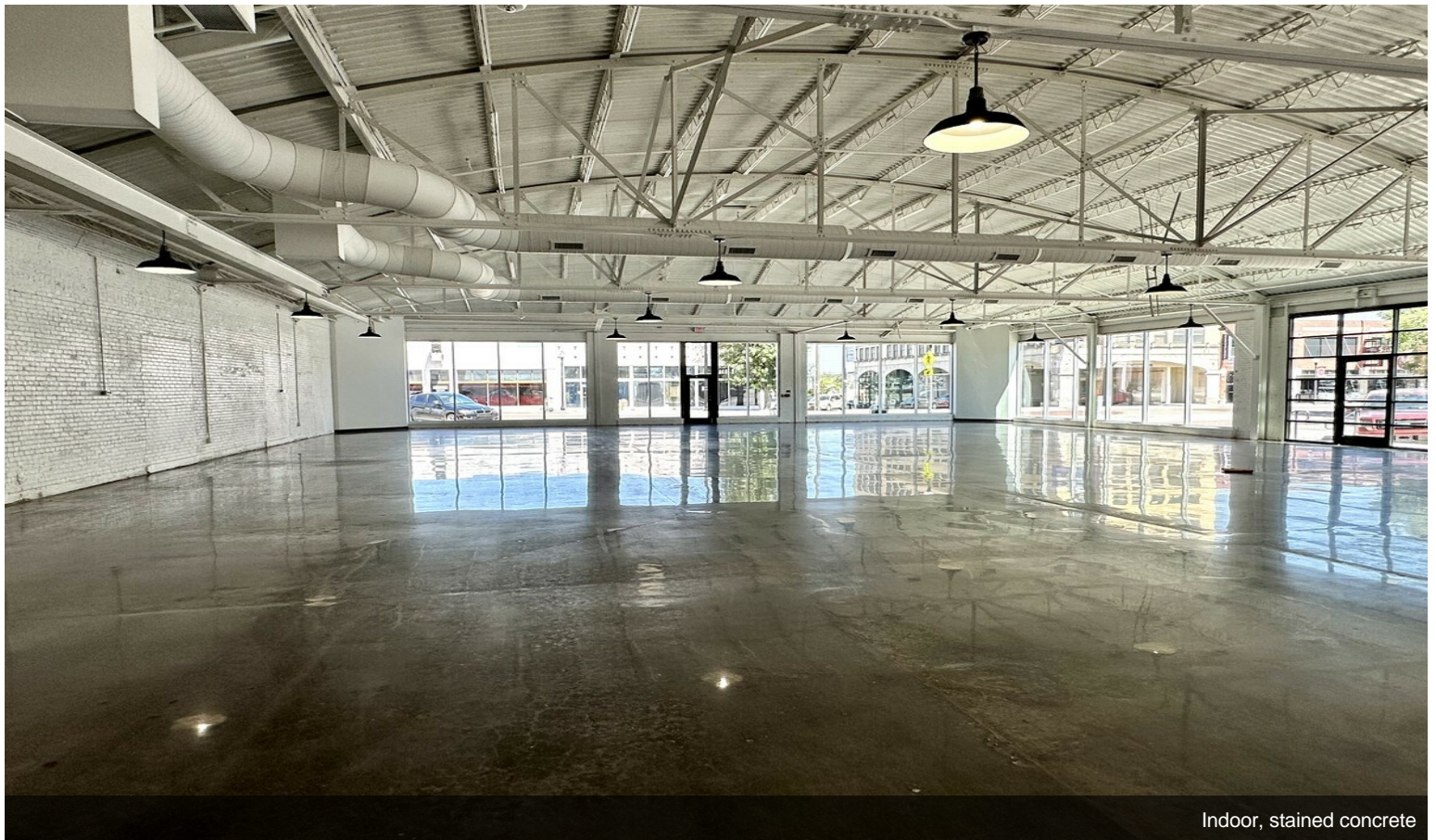
This unique building offers 10,500 square feet consisting of a massive, open showroom area, includes open ceilings, wet sprinklers systems & central heat and air. The building holds three offices in total, with recessed lighting. Two are personal offices, ~250 SF each, with the large office holding 1800 SF. 8 bathrooms (4 ADA) and a utility closet for security and storage purposes. There are four (4) 12.5 ton AC units with exposed spiral ducts.

Please inquire for further details and marketing package.

# Property Photos



Building Photo



Indoor, stained concrete

# Property Photos

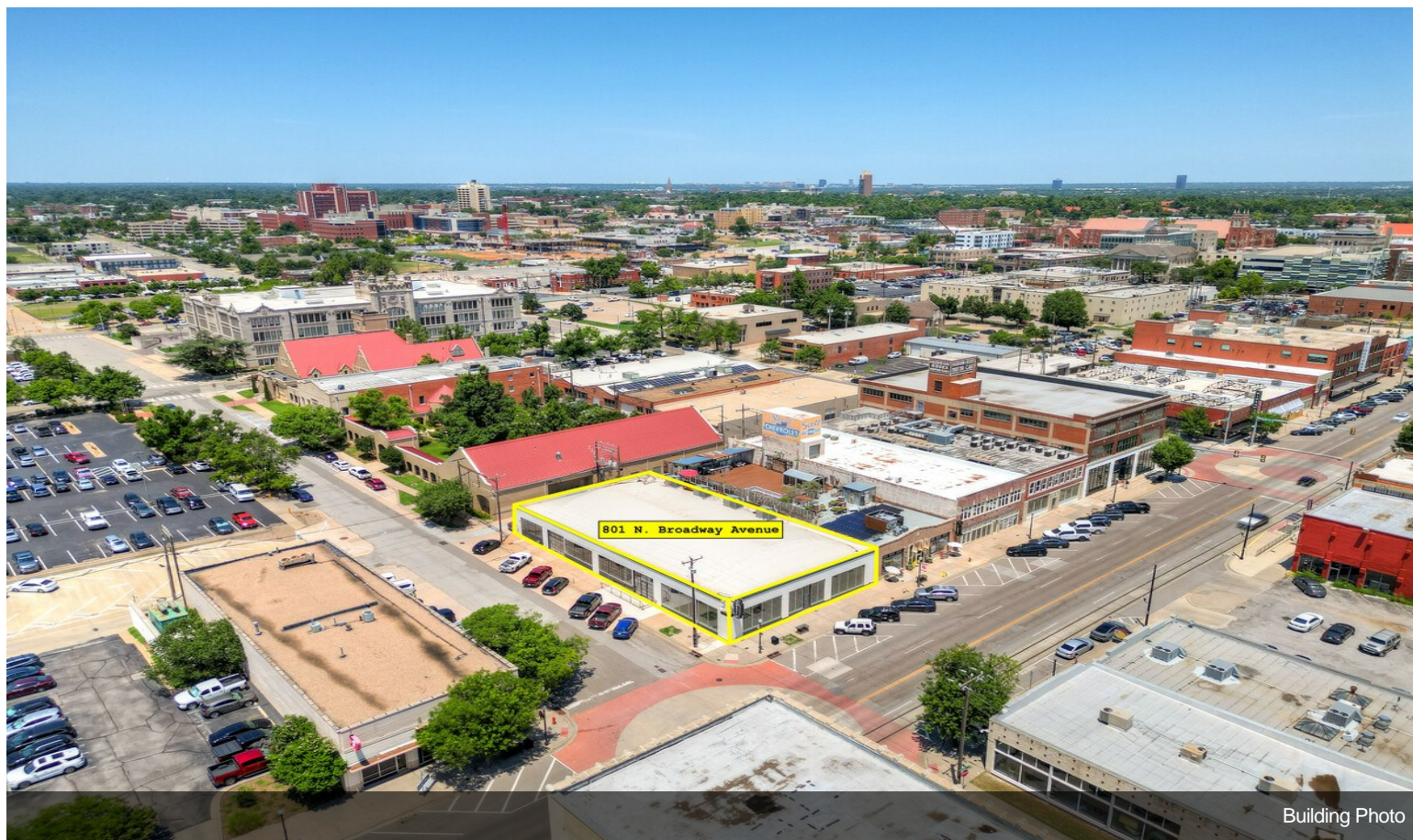


Building Photo



Building Photo

# Property Photos



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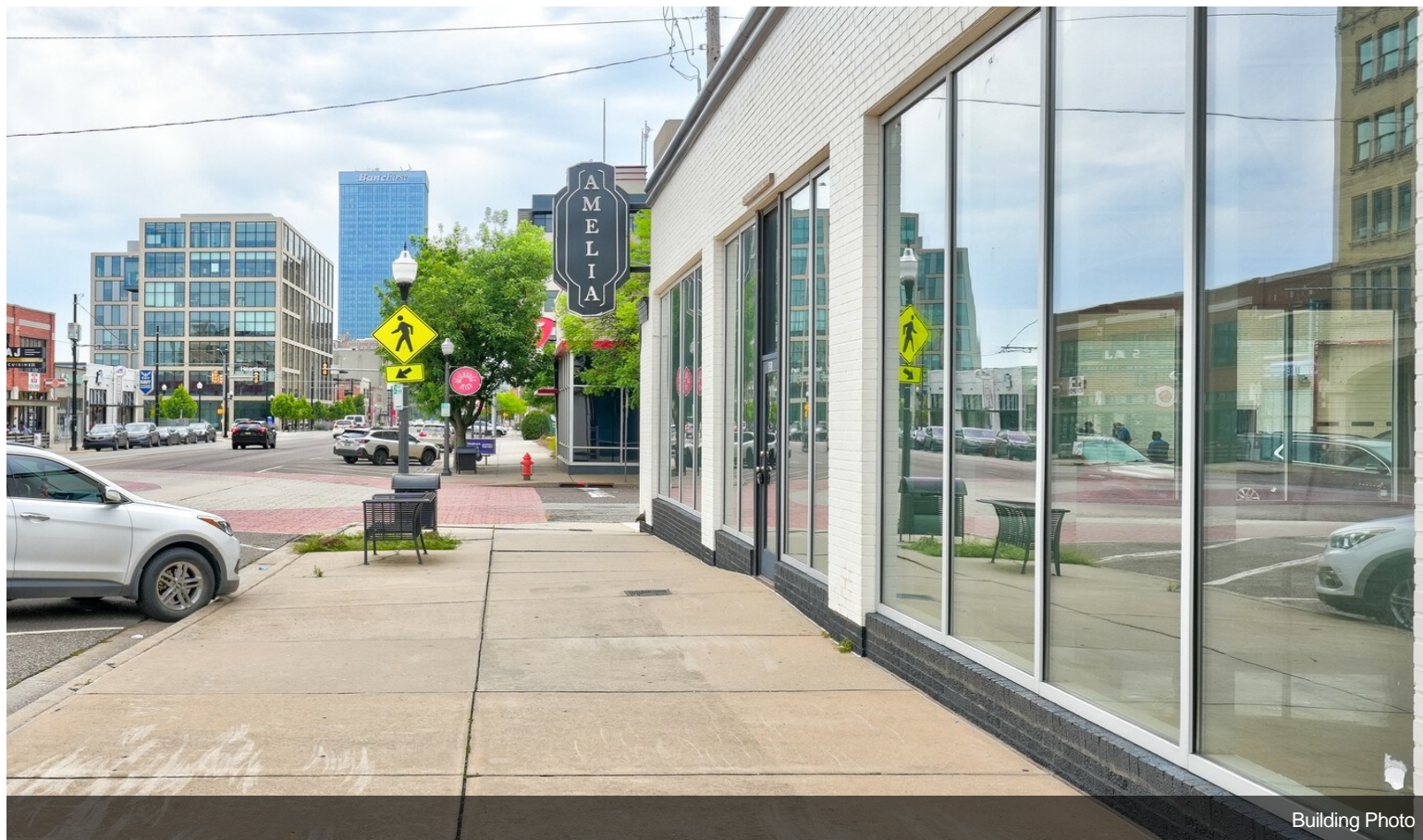


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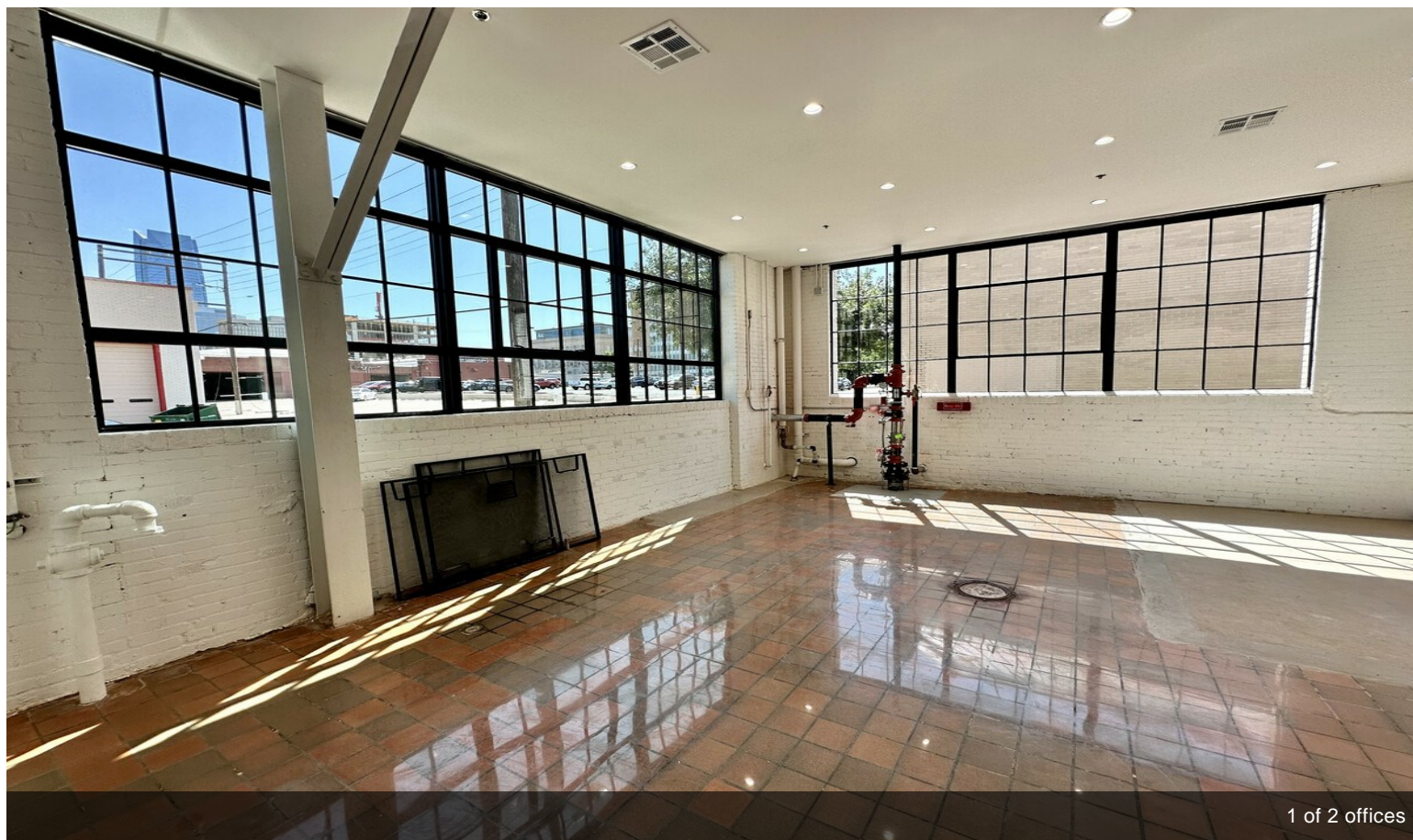
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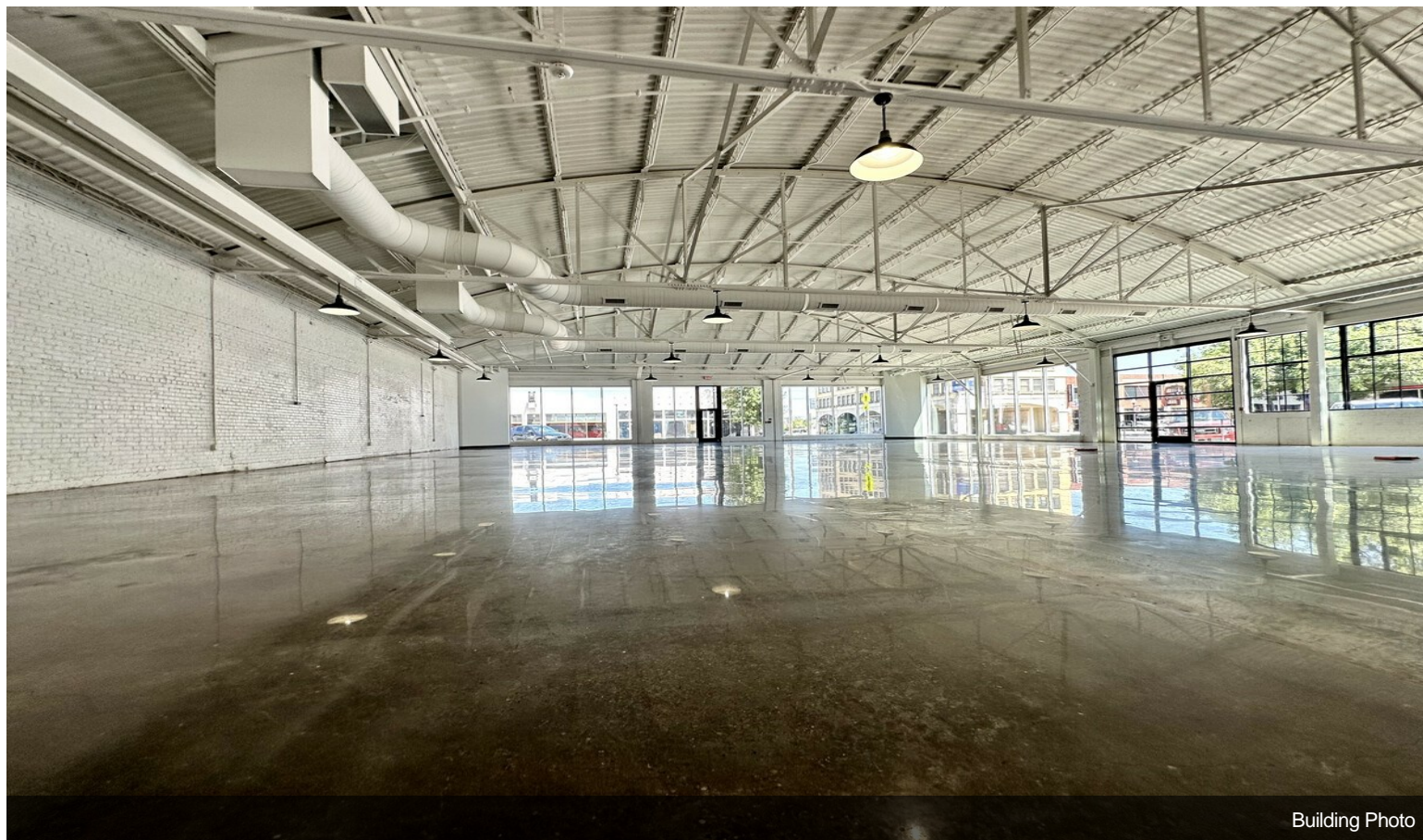
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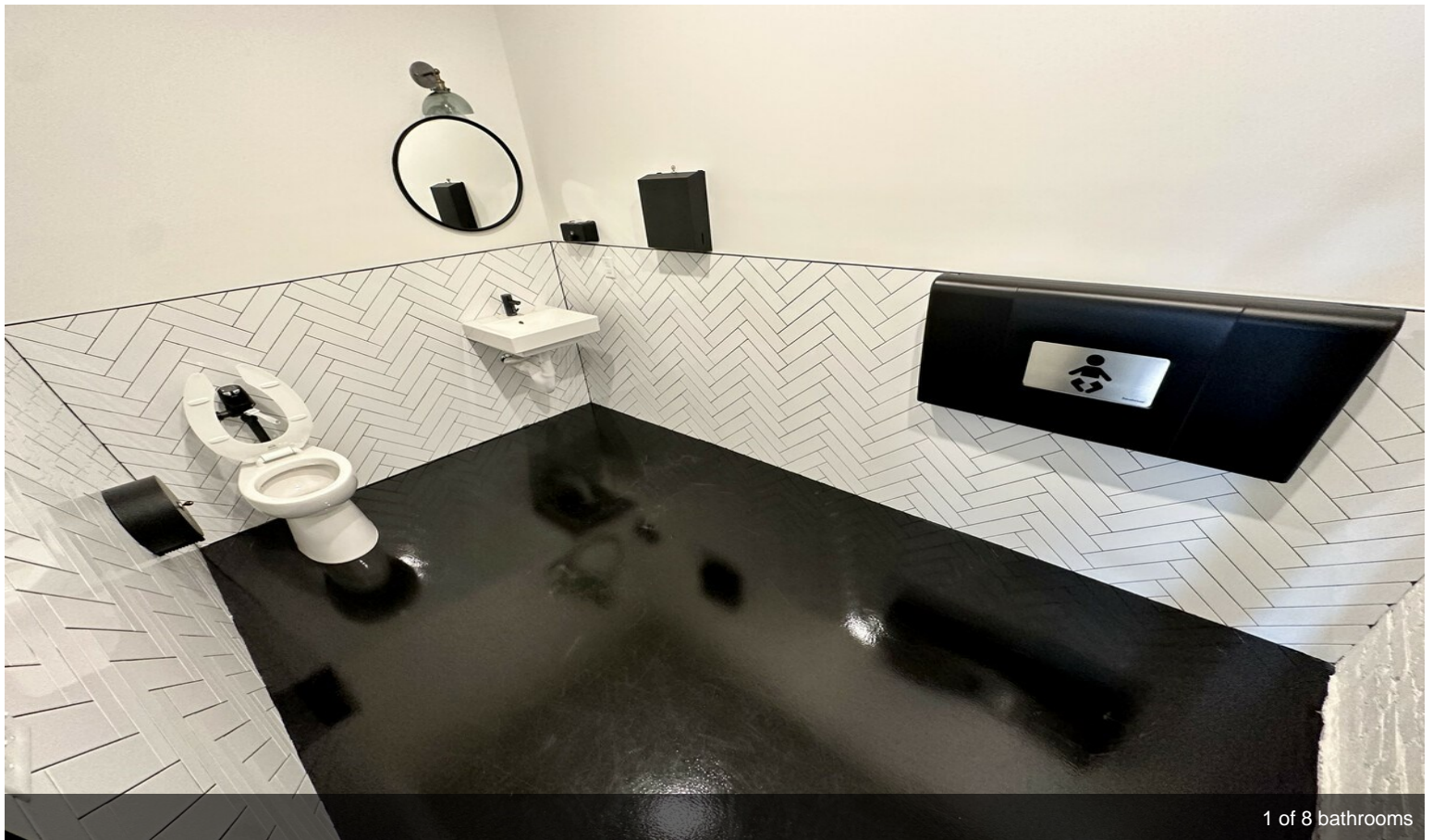


1 of 2 offices

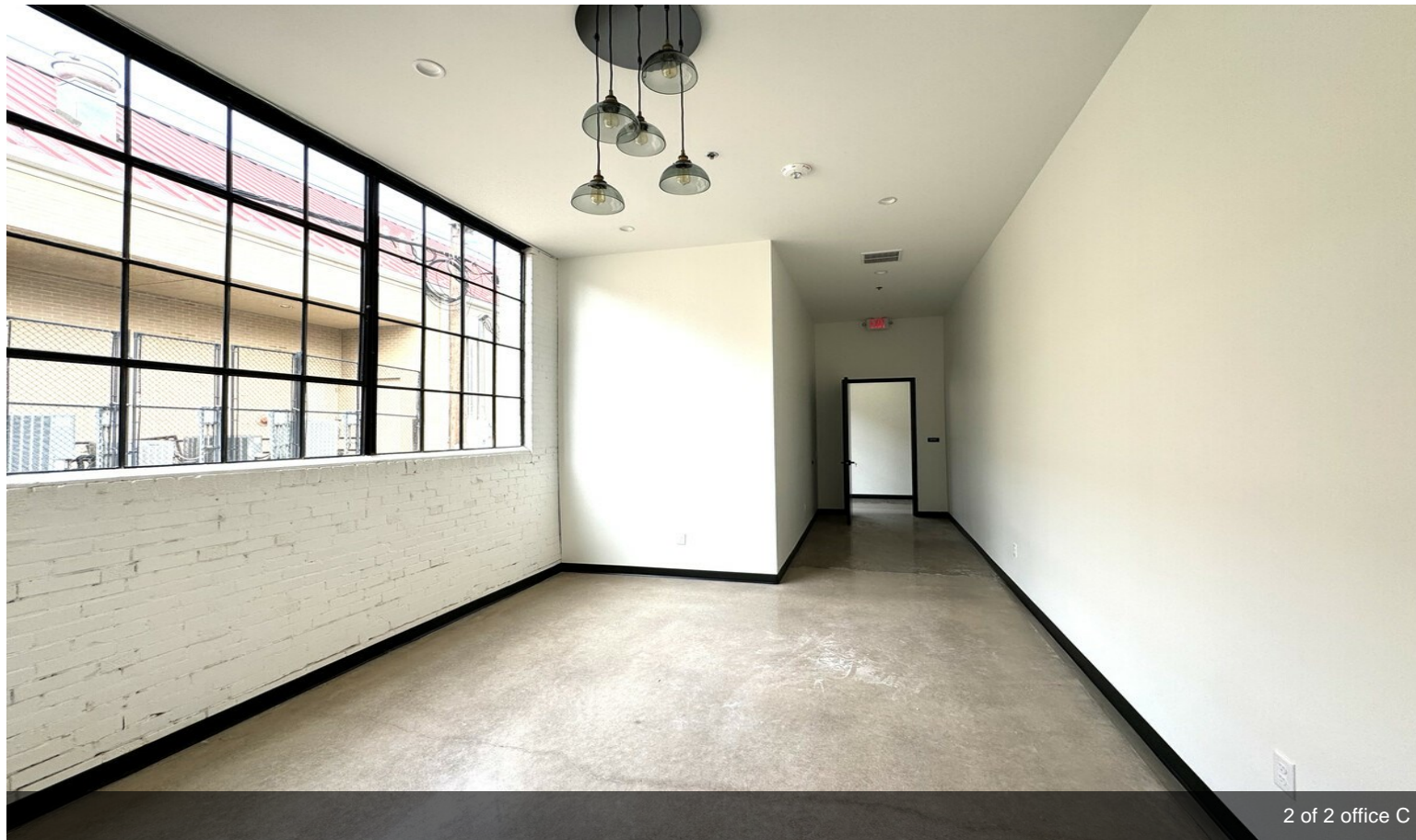


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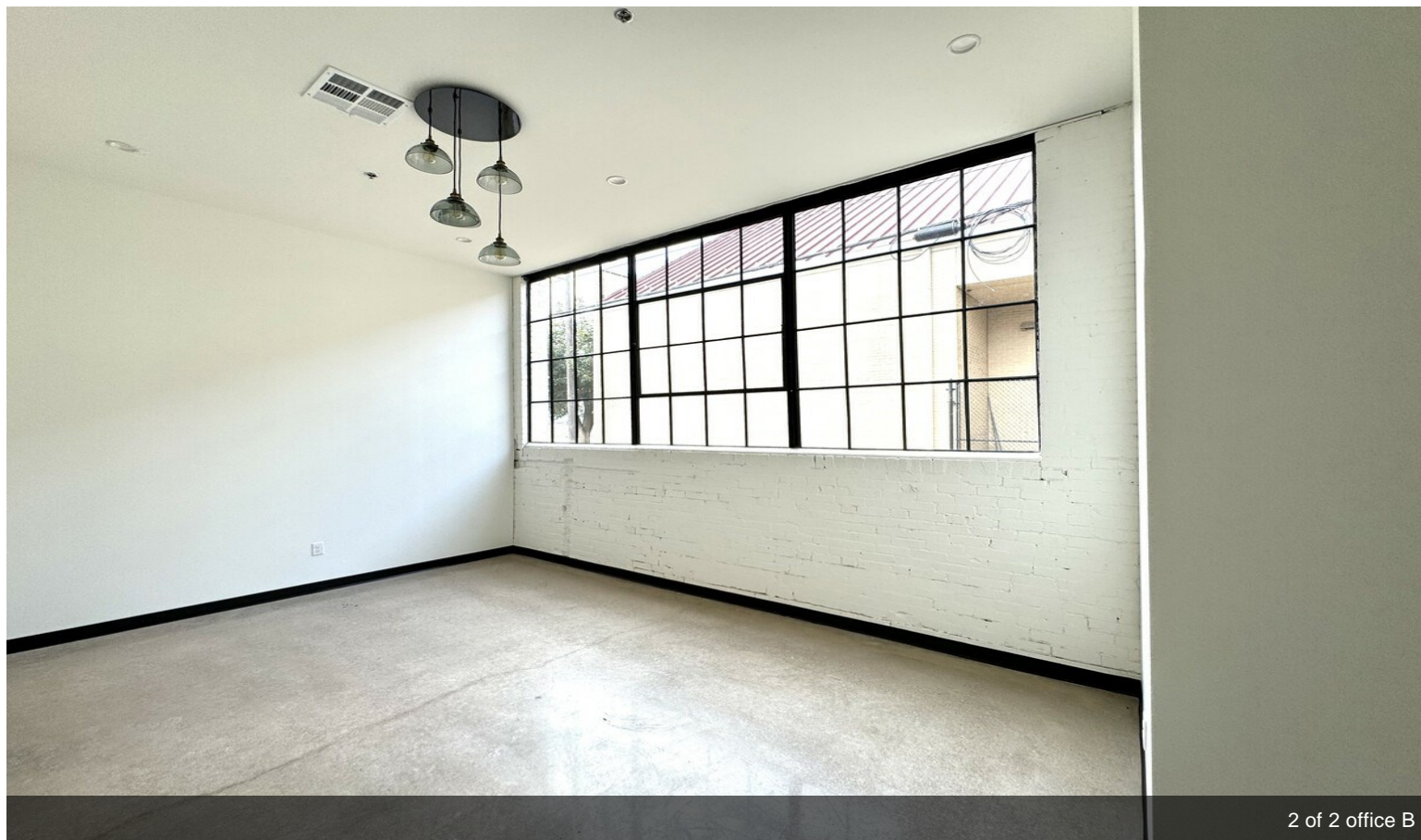
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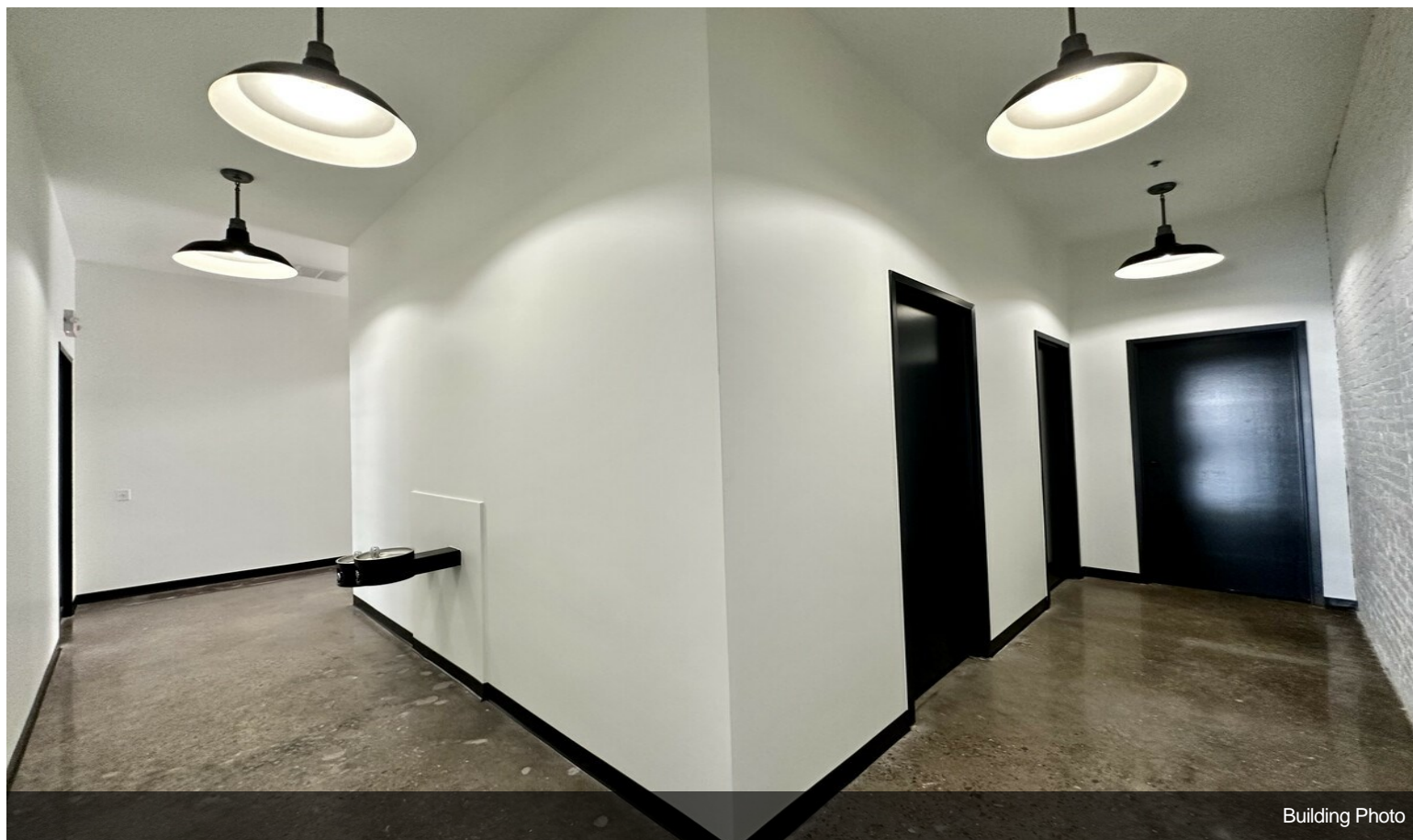


2 of 2 office C

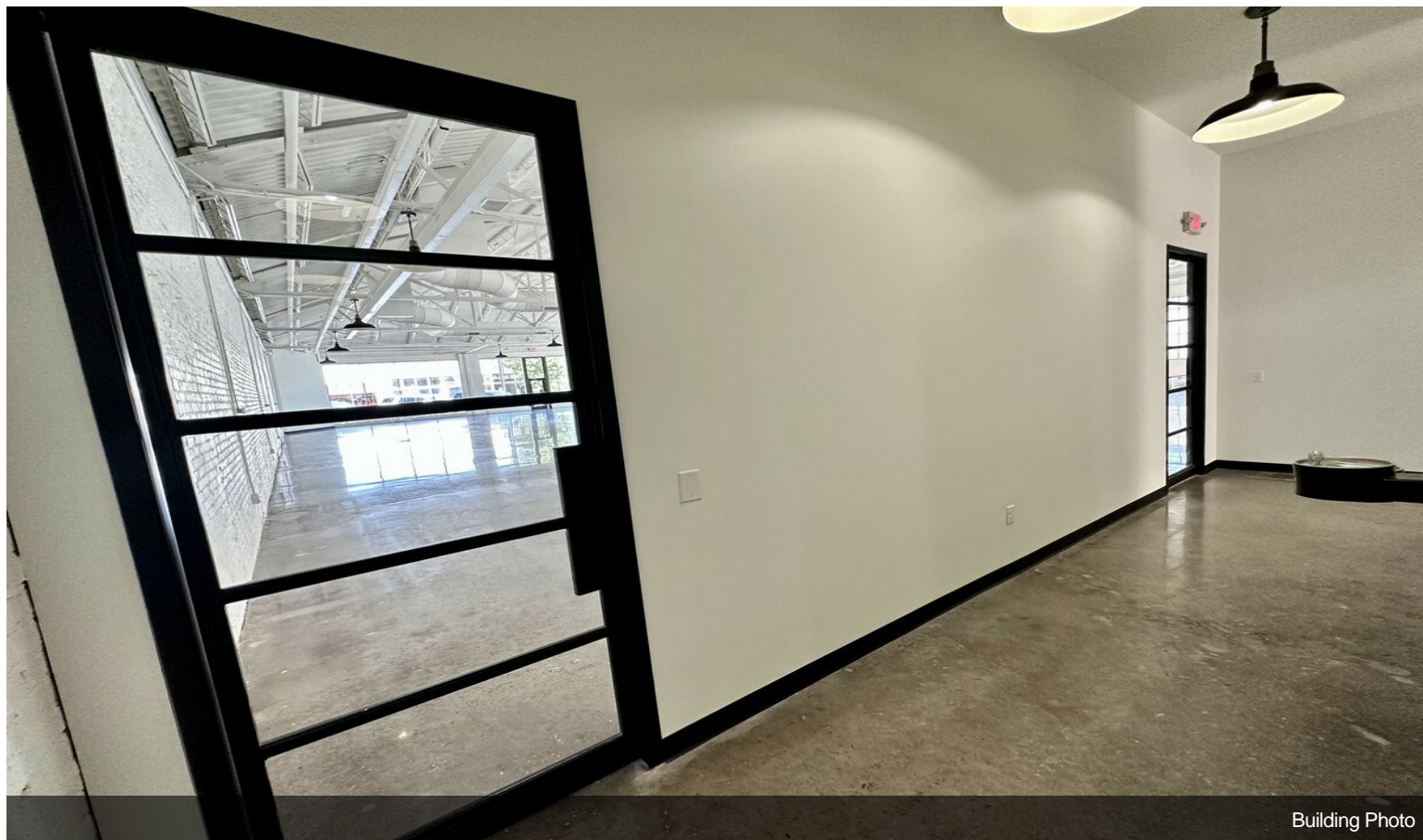


2 of 2 office B

# Property Photos



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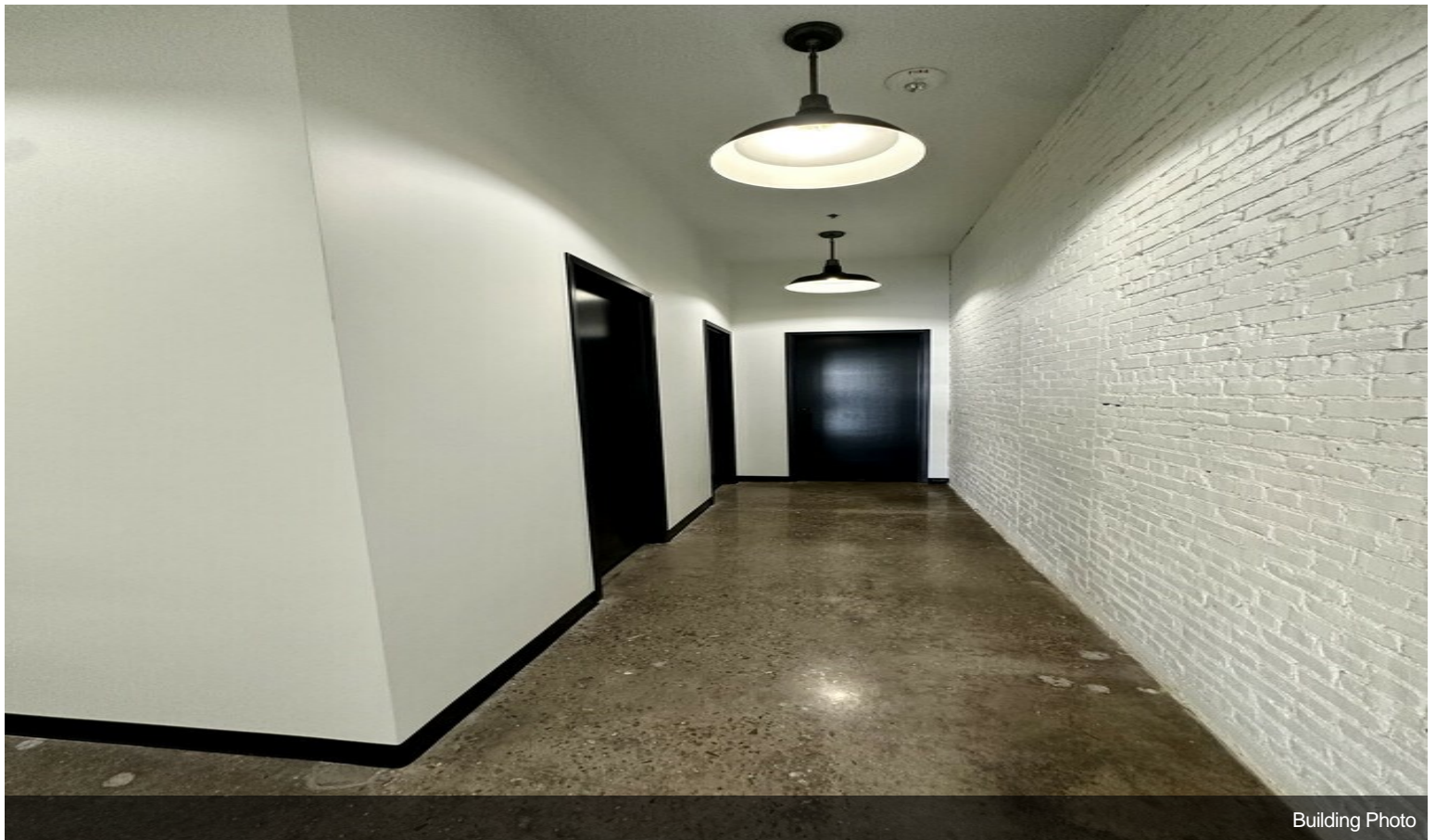


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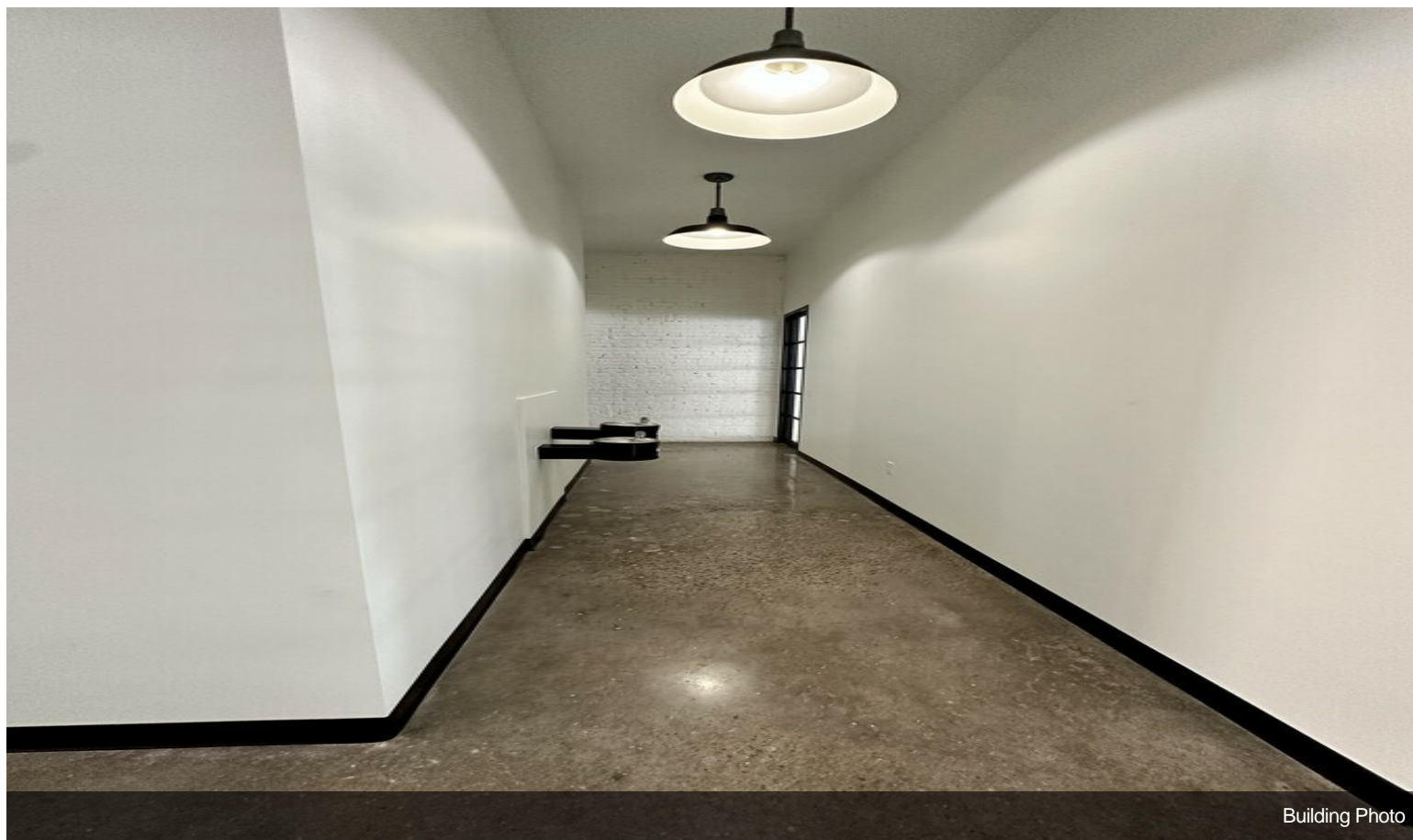


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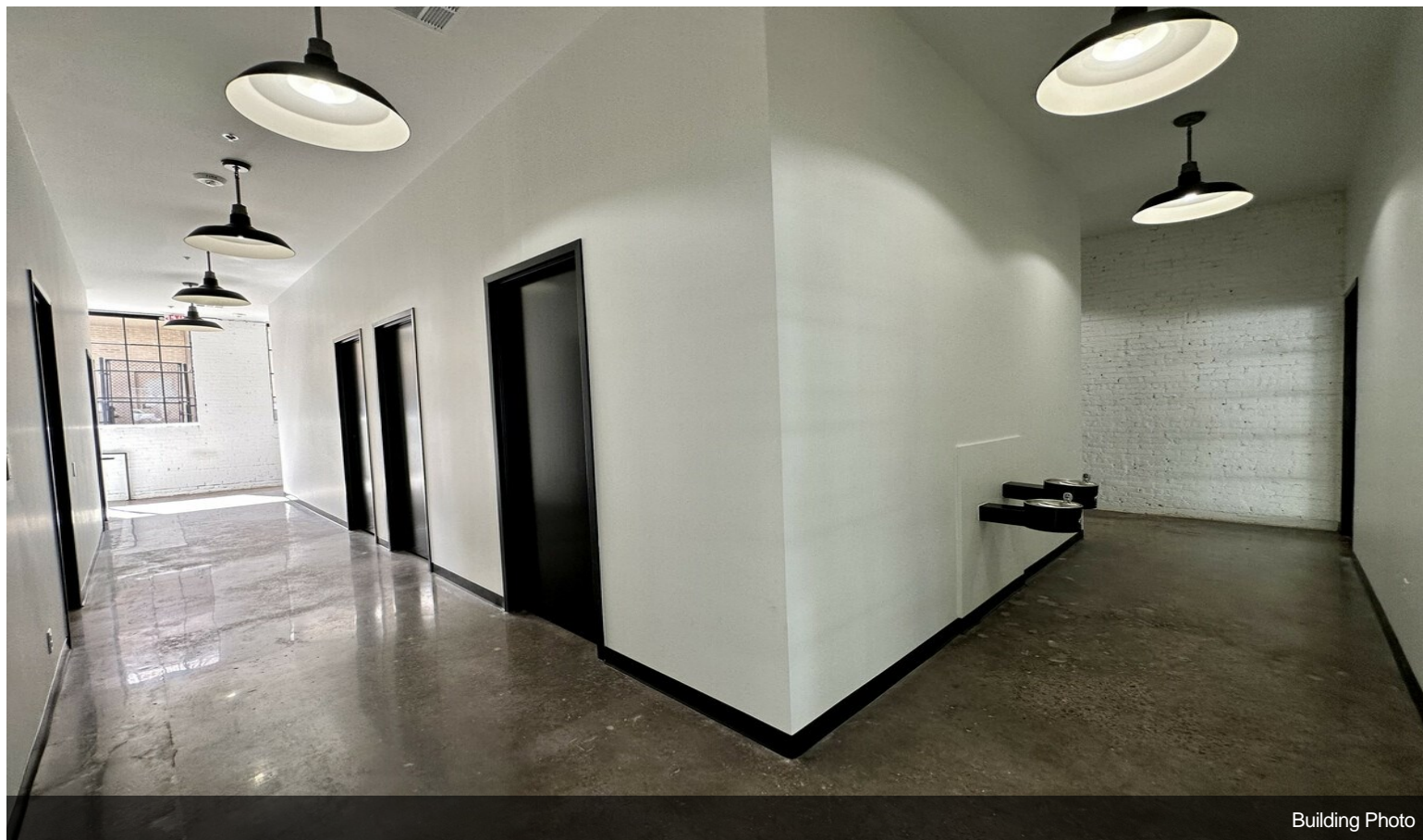


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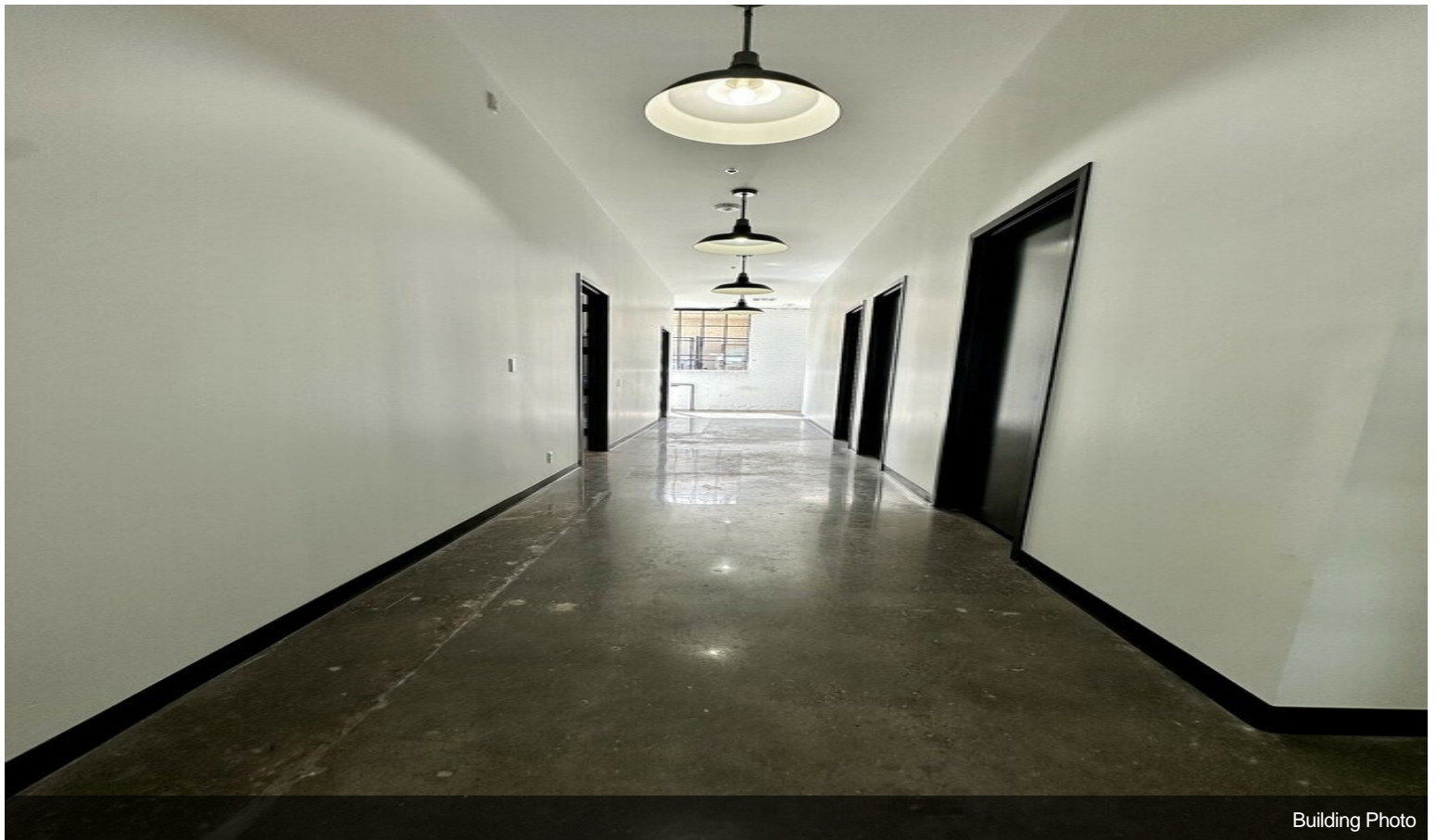


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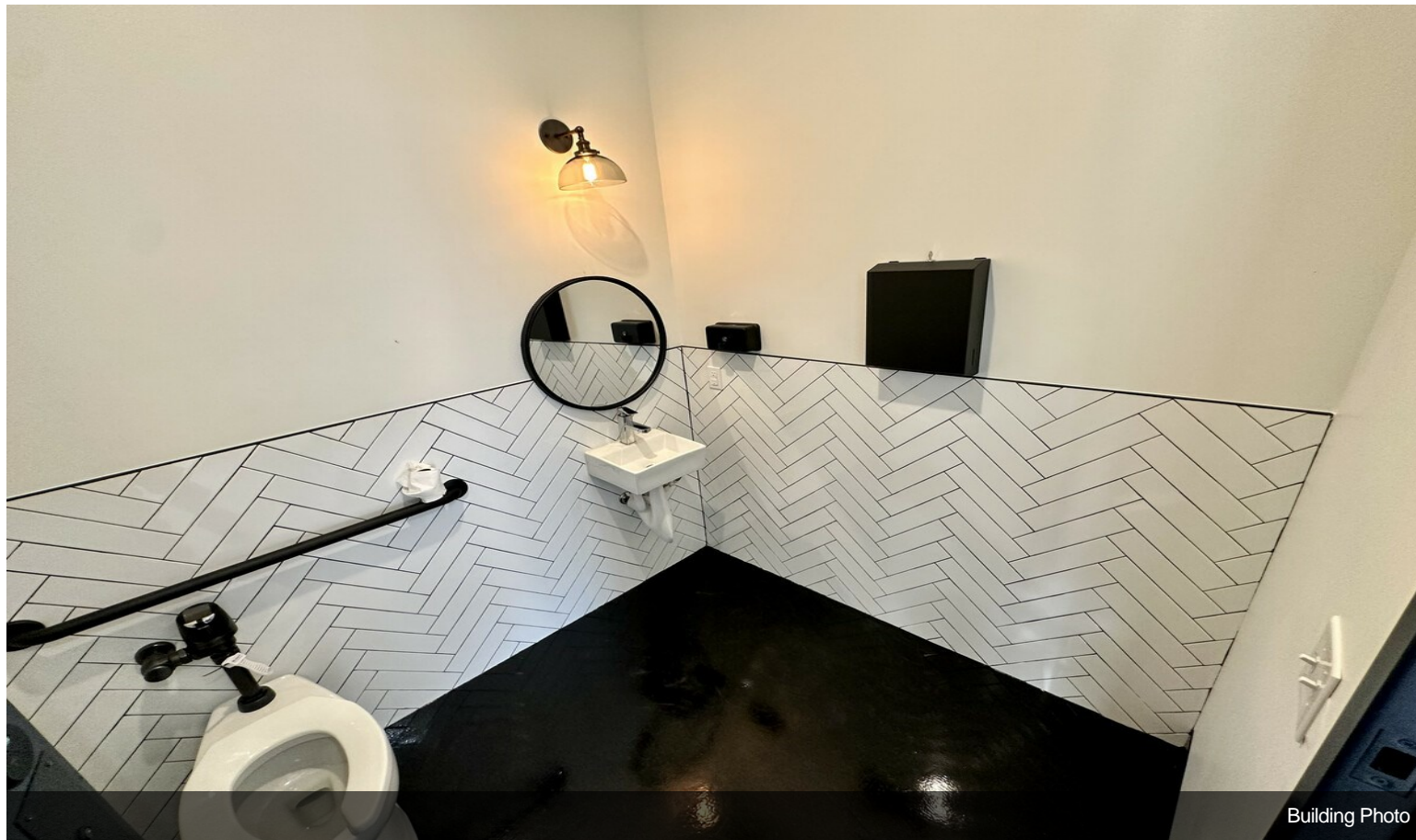


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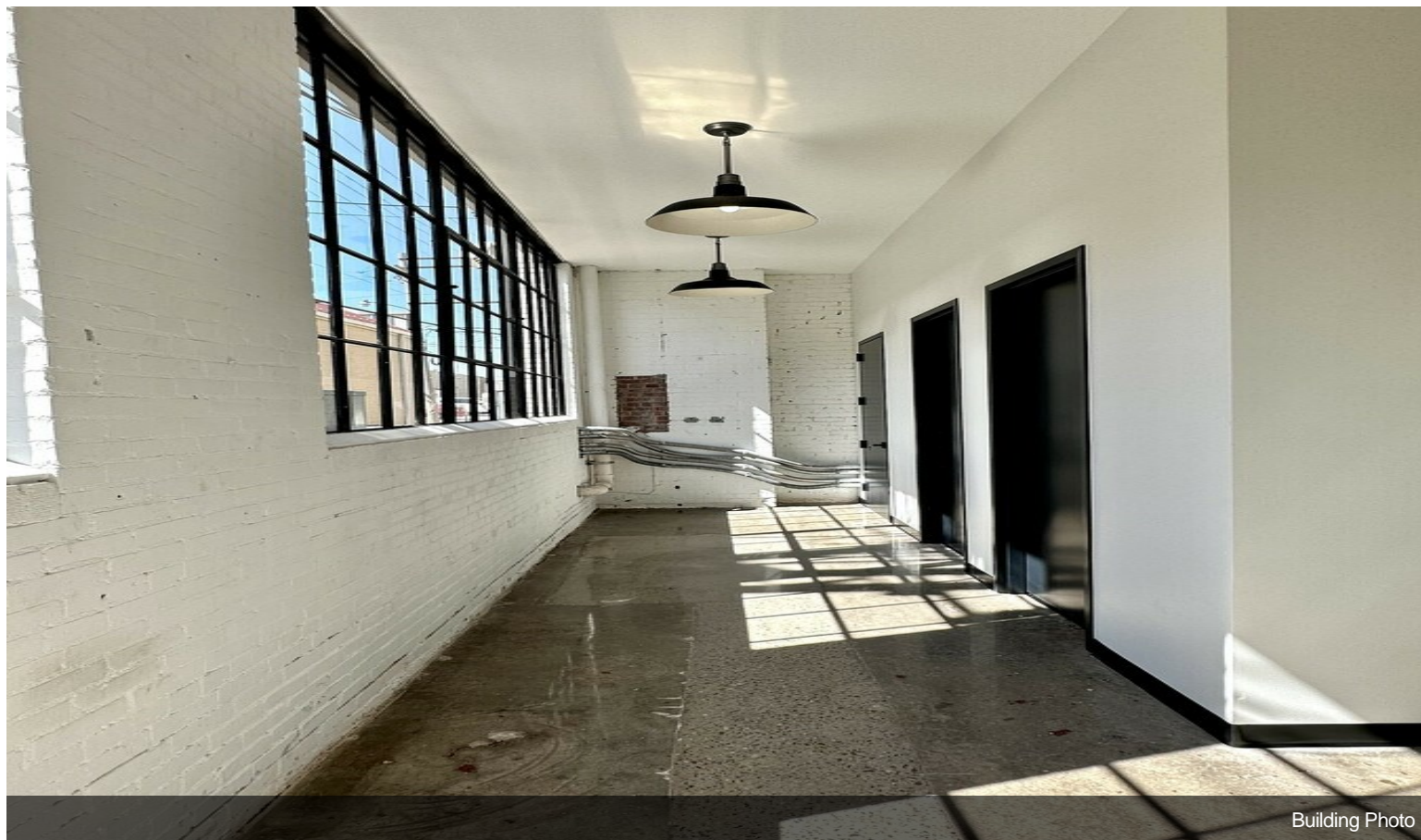


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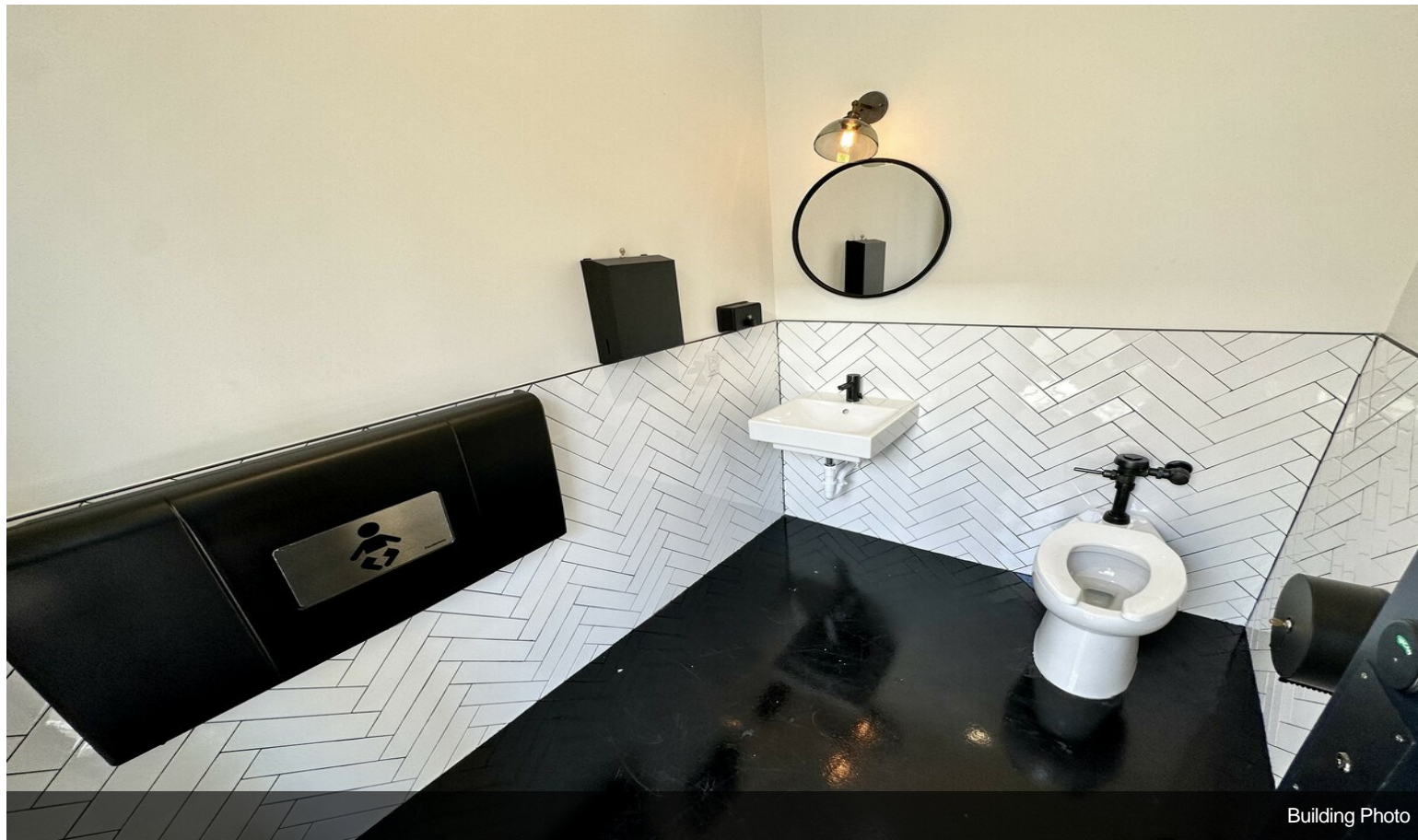
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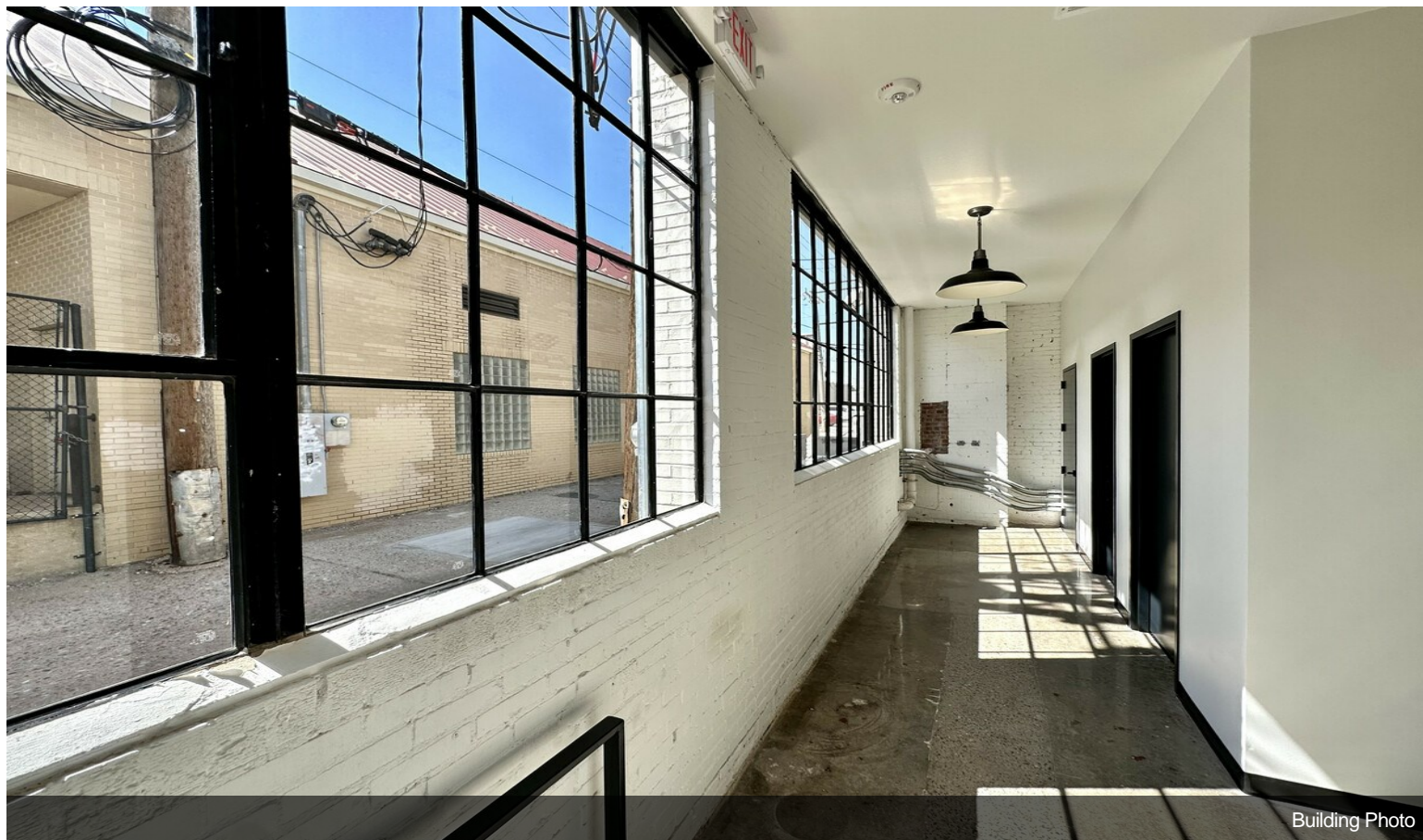
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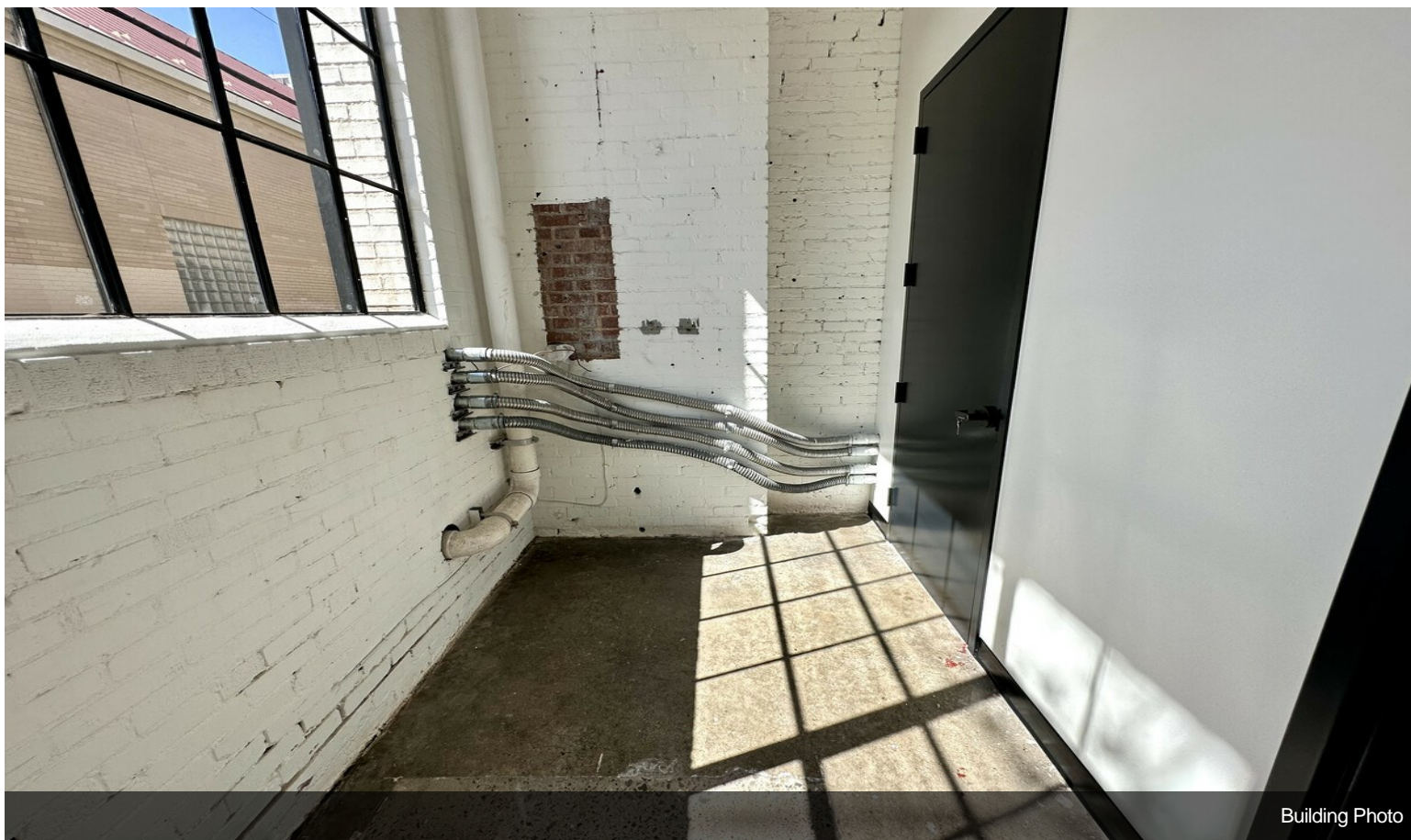


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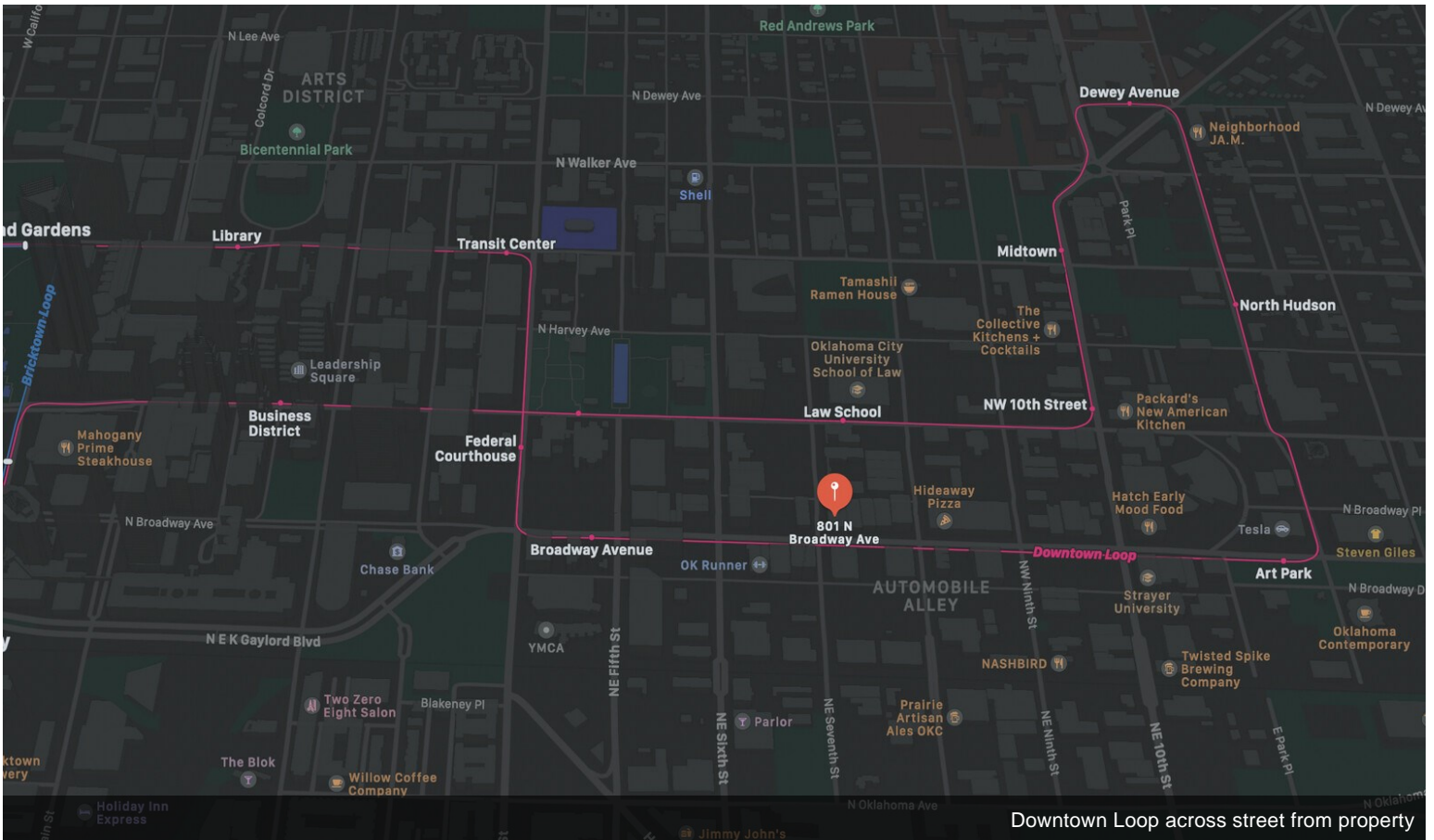
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Building Photo



Downtown Loop across street from property

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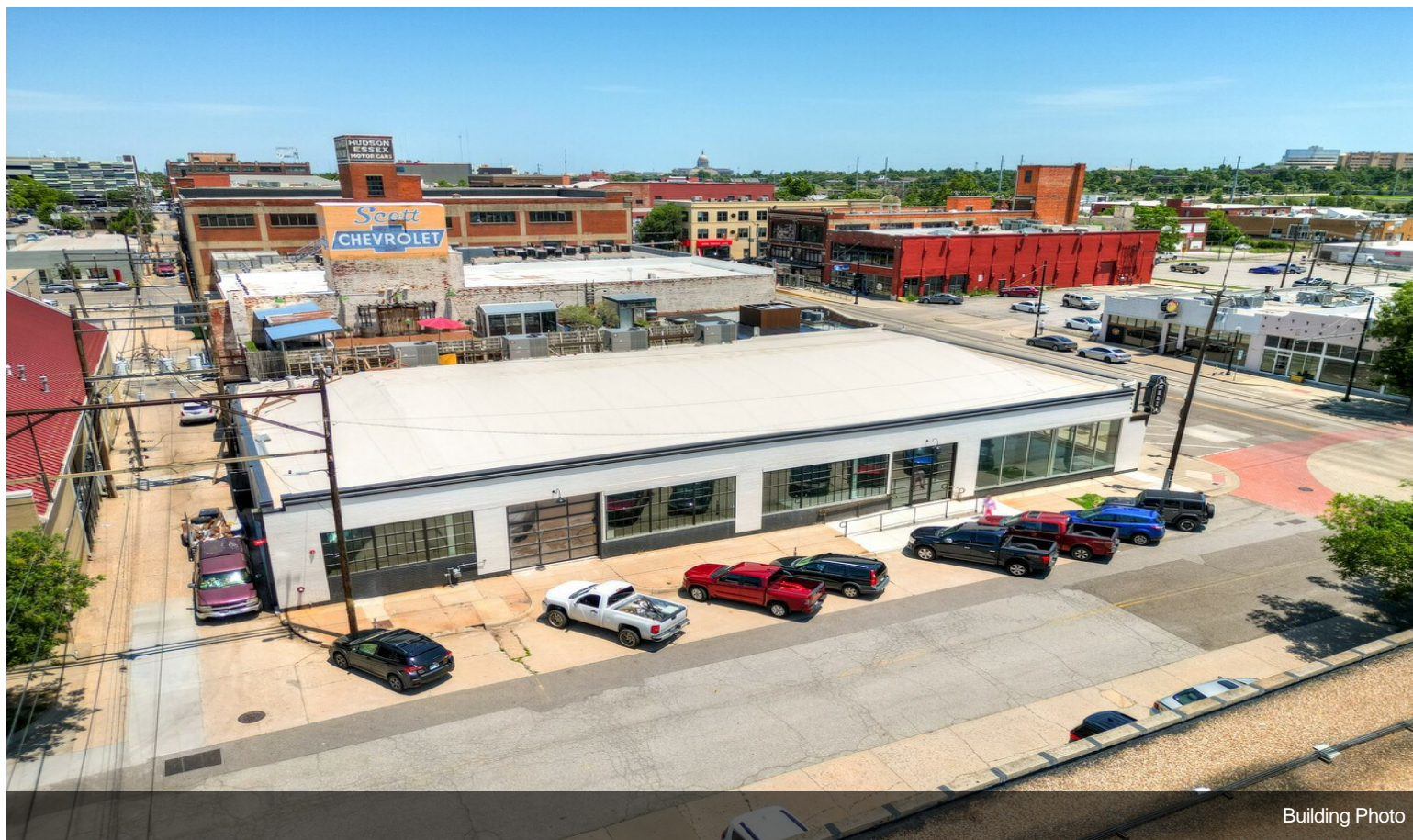


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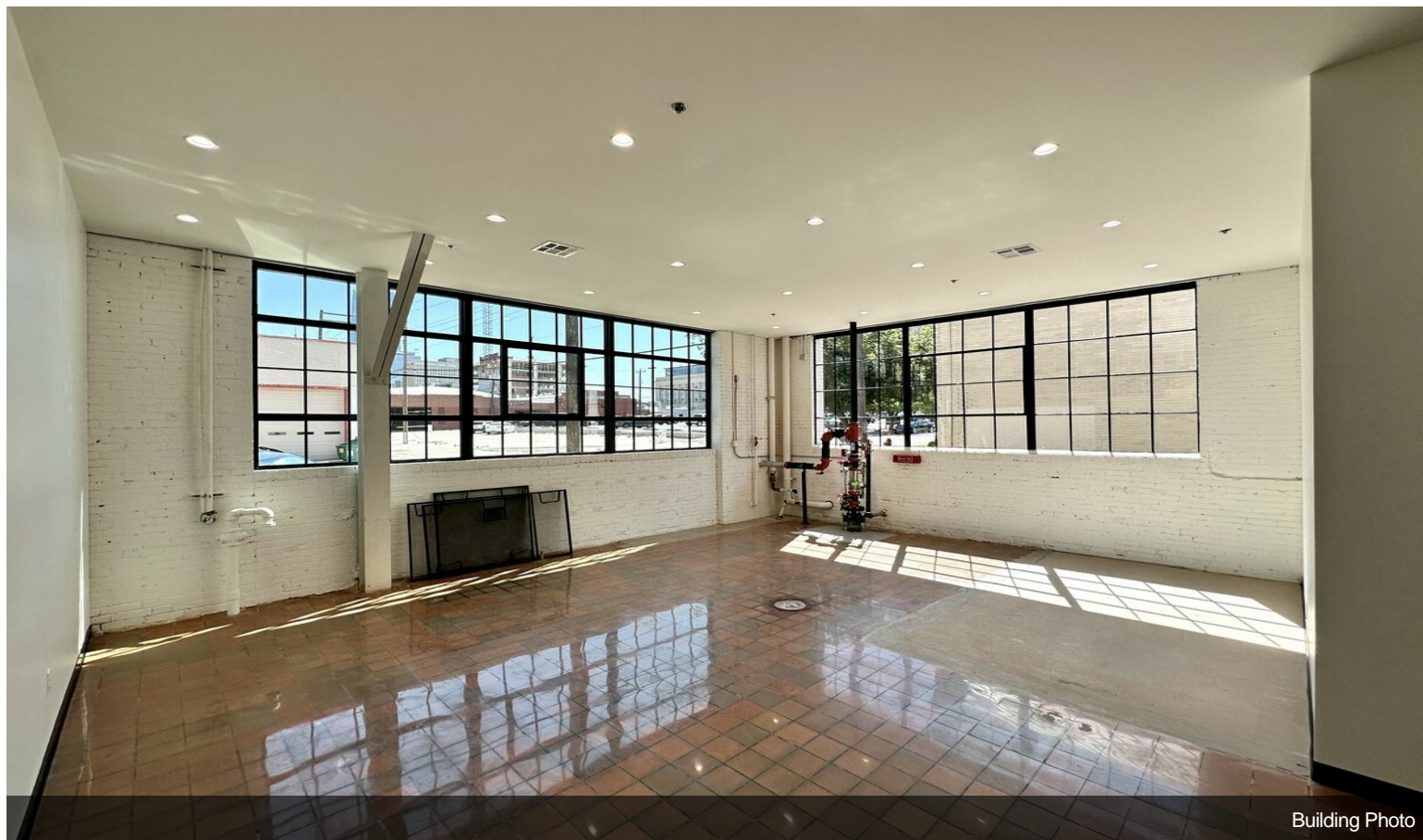


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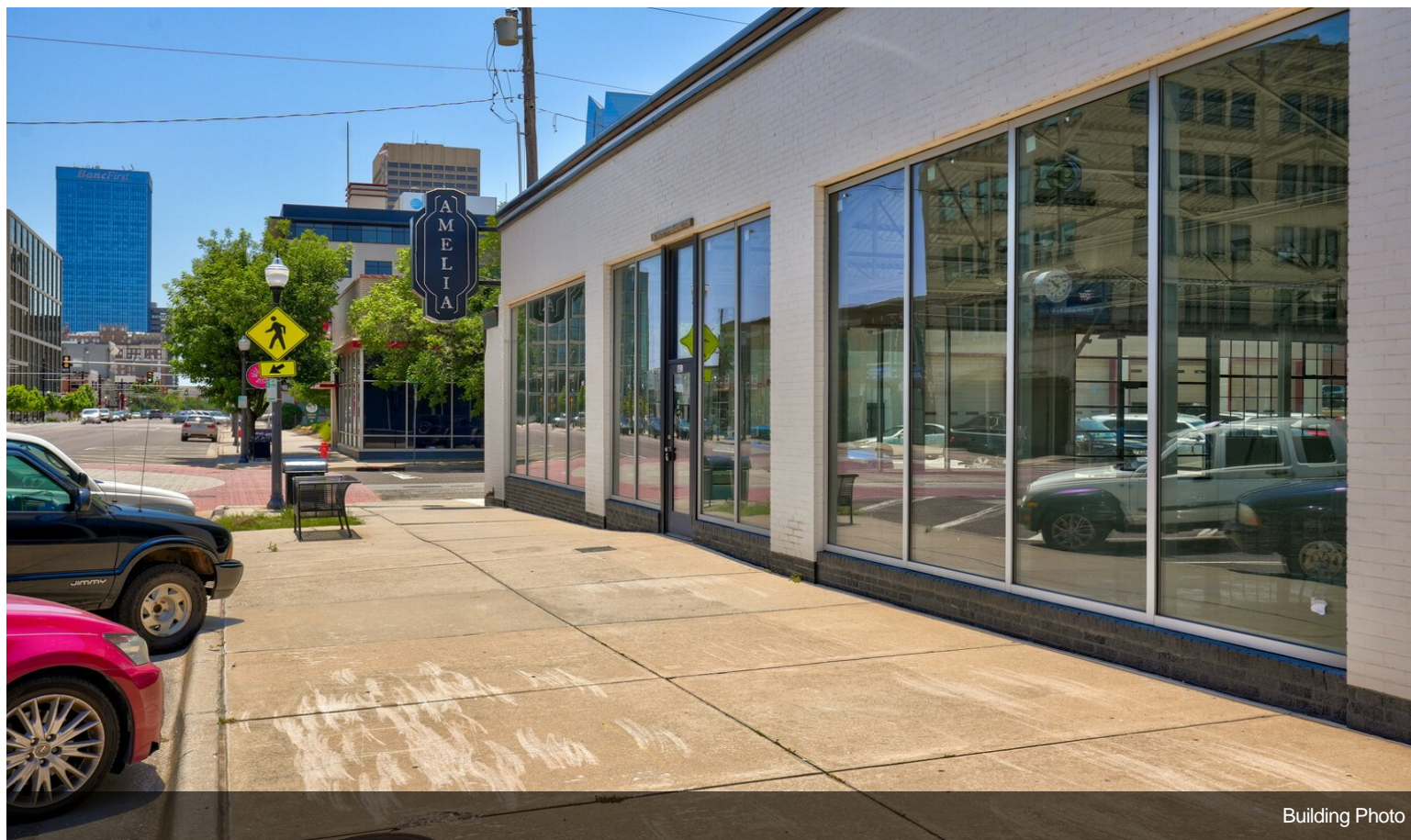


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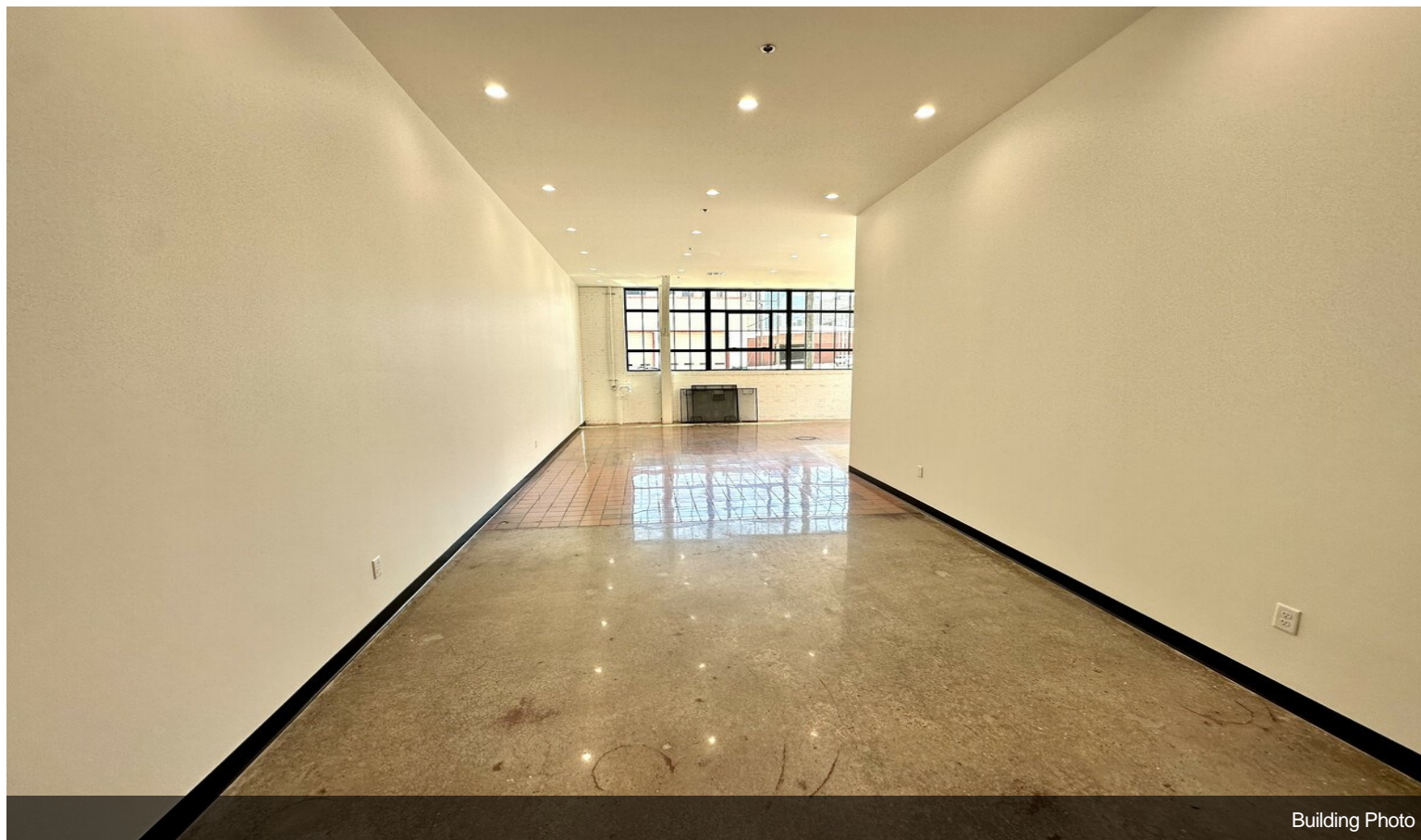


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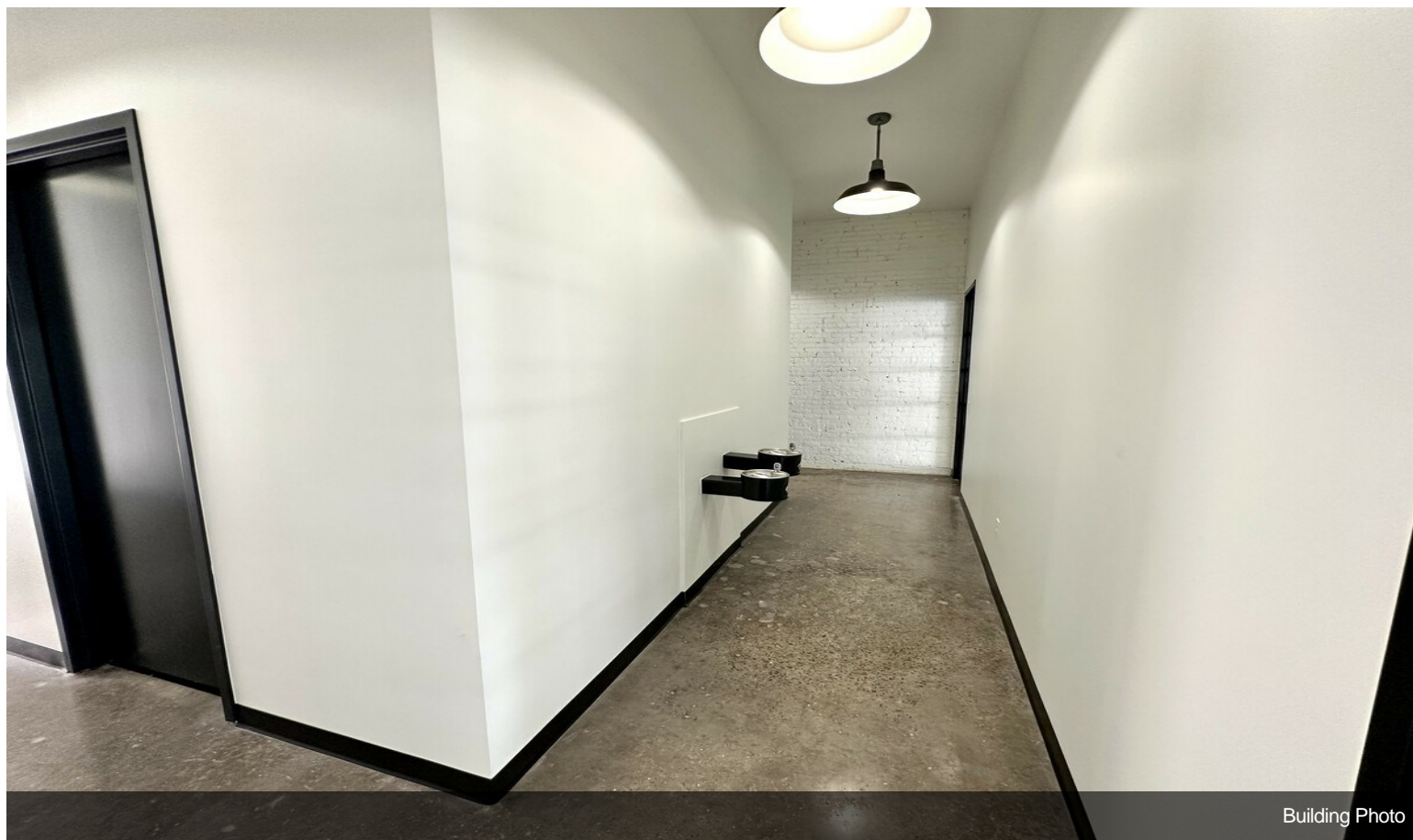


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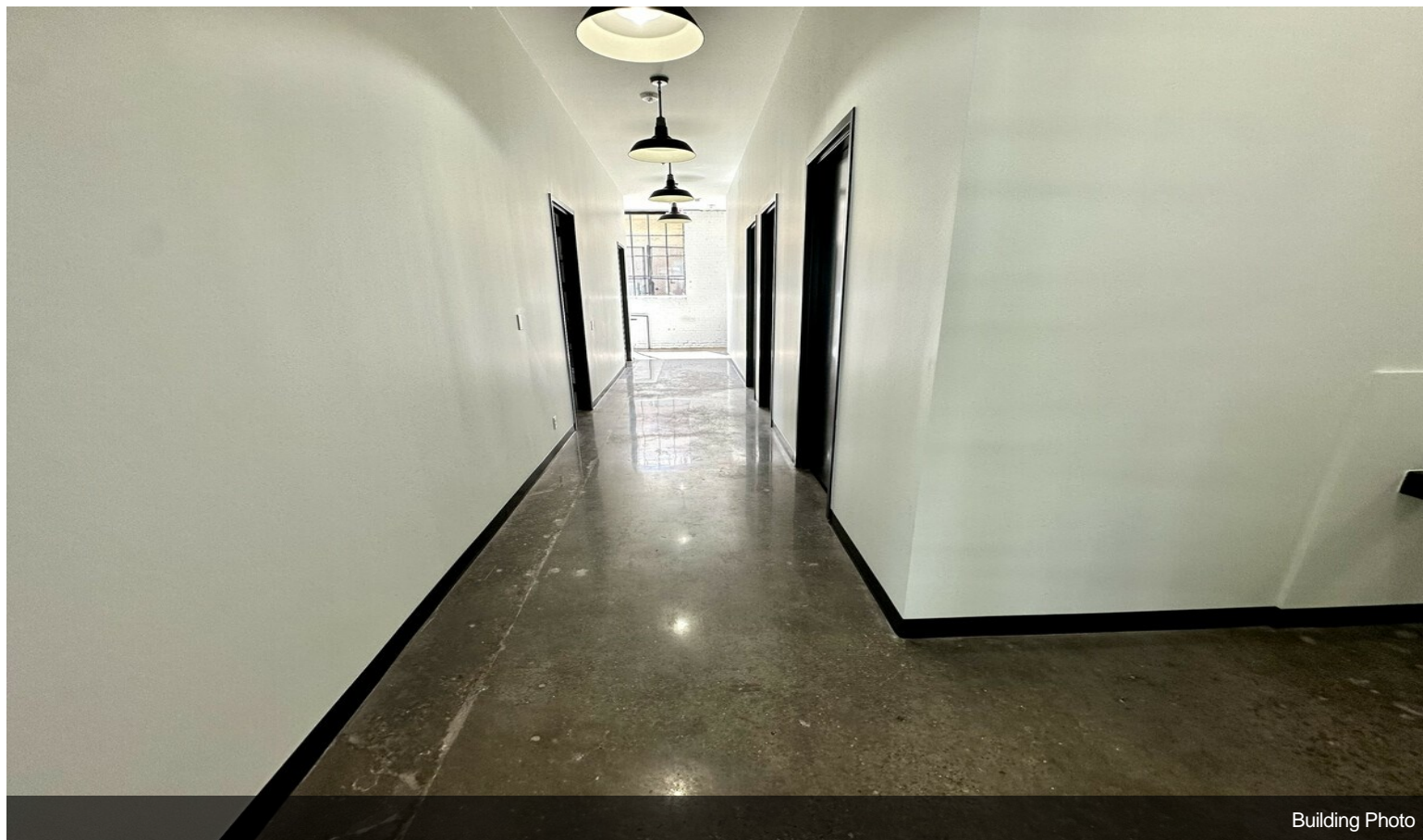


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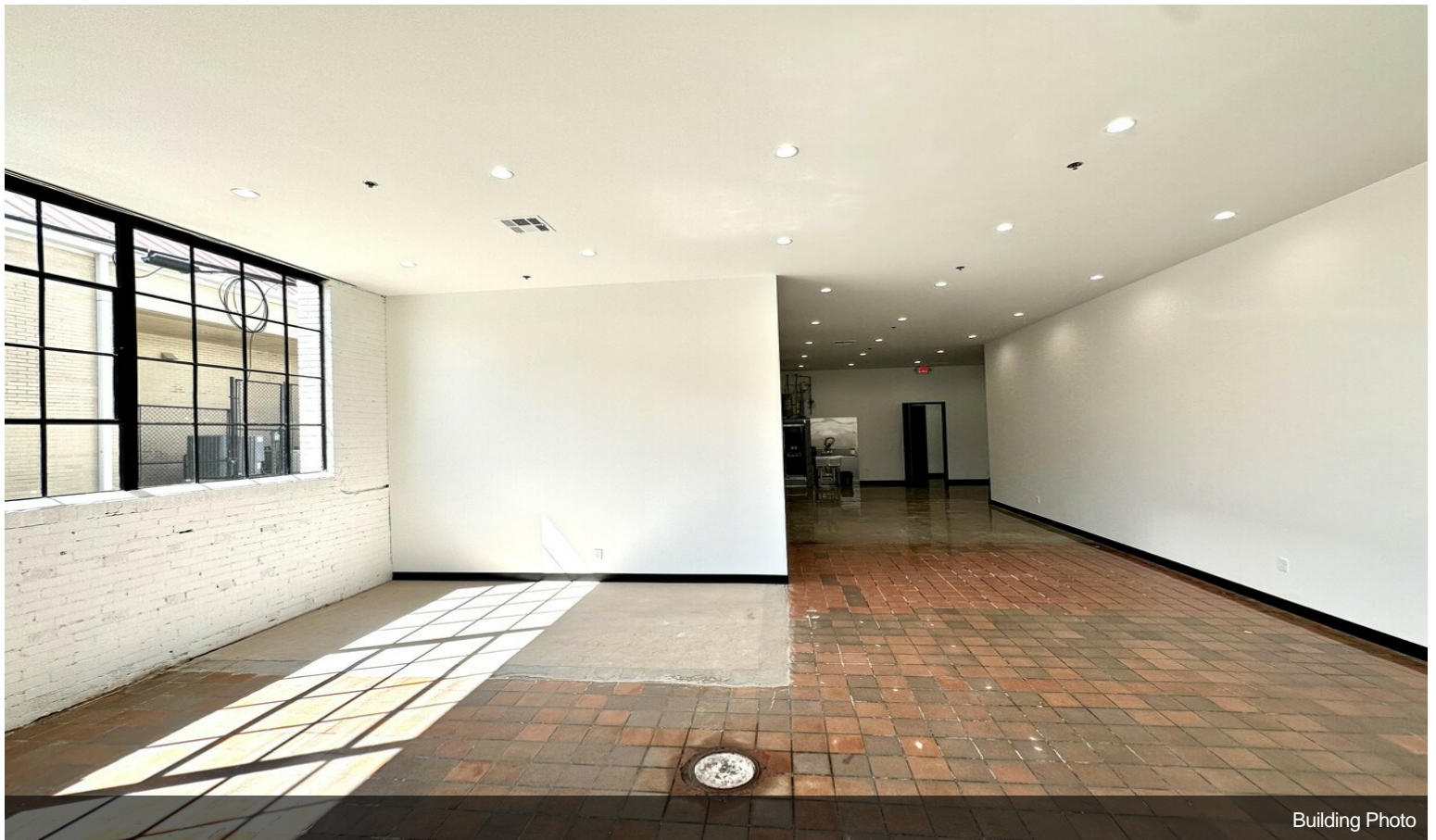


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