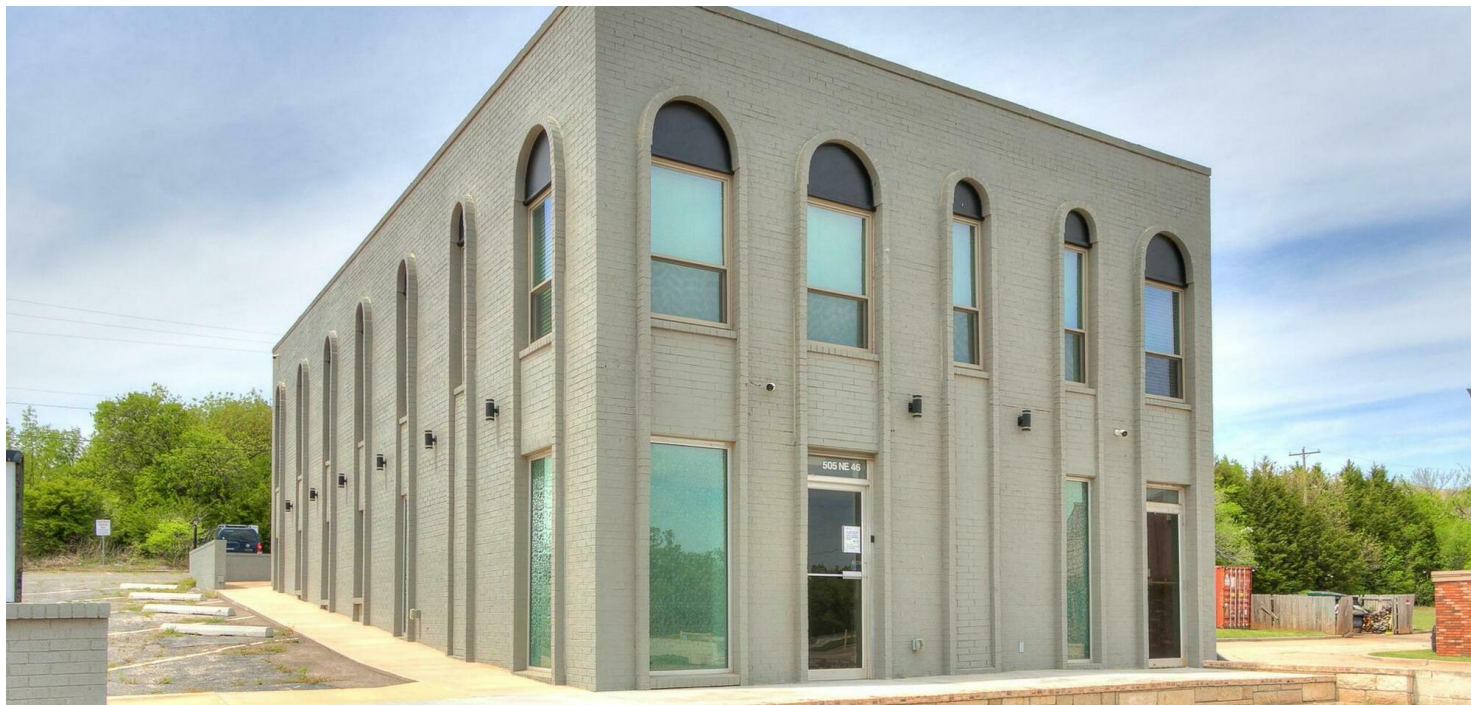


FOR LEASE

505 NE 46TH STREET, SUITE B

Oklahoma City, OK 73105



PROPERTY DESCRIPTION

This is an excellent opportunity to lease move-in ready office space in a prime location with high visibility! The 1710 square foot suite is conveniently situated near the State Capitol and New Homeland, and it is located just across the street from The Presley, an upscale living experience. The suite has two separate entrances: one leads to a private office and restroom, while the other entrance opens into an open foyer that can serve as a reception or lobby area. Behind the open area, there is another private office. In addition to two conference rooms, a storage or lab area, a break room with a kitchenette, and even a shower and storm shelter! Each room is also equipped with its own separate walled HVAC system, allowing for individual temperature control. The suite also comes with fifteen parking spaces, providing convenience and accessibility for employees and visitors.

PROPERTY HIGHLIGHTS

- Tenant pays electric and personal liability.
- Landlord covers water, trash, taxes, and insurance.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,710 SF
Building Size:	3,420 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,169	74,676	282,076
Total Population	4,142	152,568	631,683
Average HH Income	\$52,804	\$66,001	\$64,055

Gabrielle Johnson

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East exterior to main entry and parking. Two entrances into suite B.



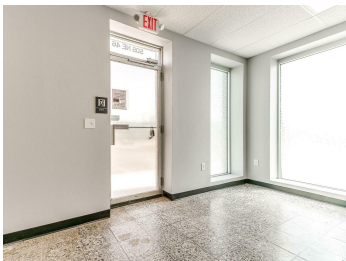
East exterior entrance to suite B.



South parking area.



West exterior to suite A and parking.



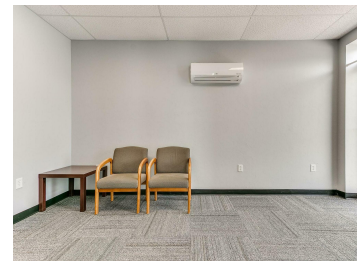
Main entry to foyer/lobby/reception area.



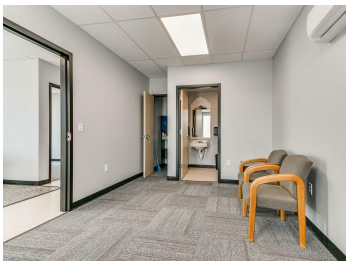
Open foyer for lobby/reception area. 12x14'



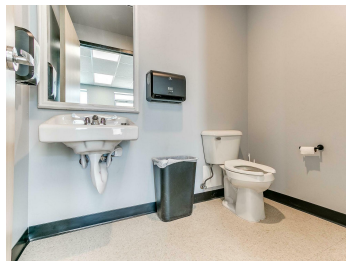
Open foyer for lobby/reception area. 12x14' plus 4x12 with hallway.



Private office with separate entry and bathroom. 10x15'



Private office with separate entry and bathroom. 10x15'



Full size bathroom inside private office. 5x7'



Private office behind lobby/reception area. 9x12'



Private office behind lobby/reception area. 9x12'

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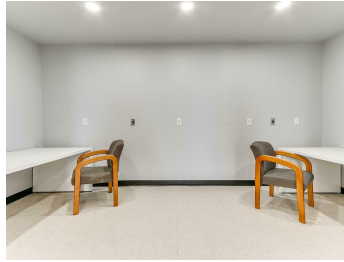
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Open conference room or sitting area. 12x15'



Conference room # 2 with glassed in french doors. 12x16'



Hallway area to conference rooms and back storage area.



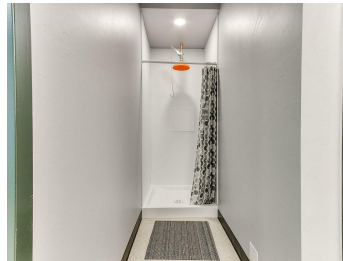
Storage/lab area/workstation 12x17 wall to wall. With cabinets 6-8' x17'



Storage/lab area/workstation with sink.



Storage/lab area/workstation with sink.



Shower



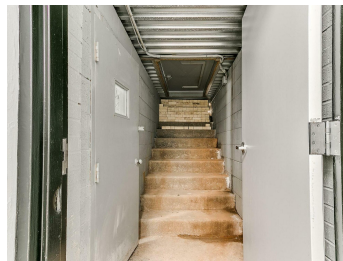
Full size bathroom 5x7



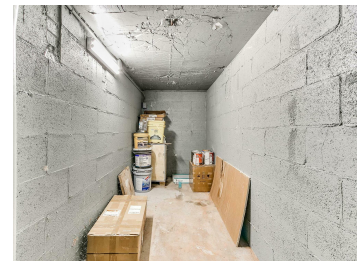
Break area with kitchenette.



Break area with kitchenette.



Storm shelter



Storm shelter

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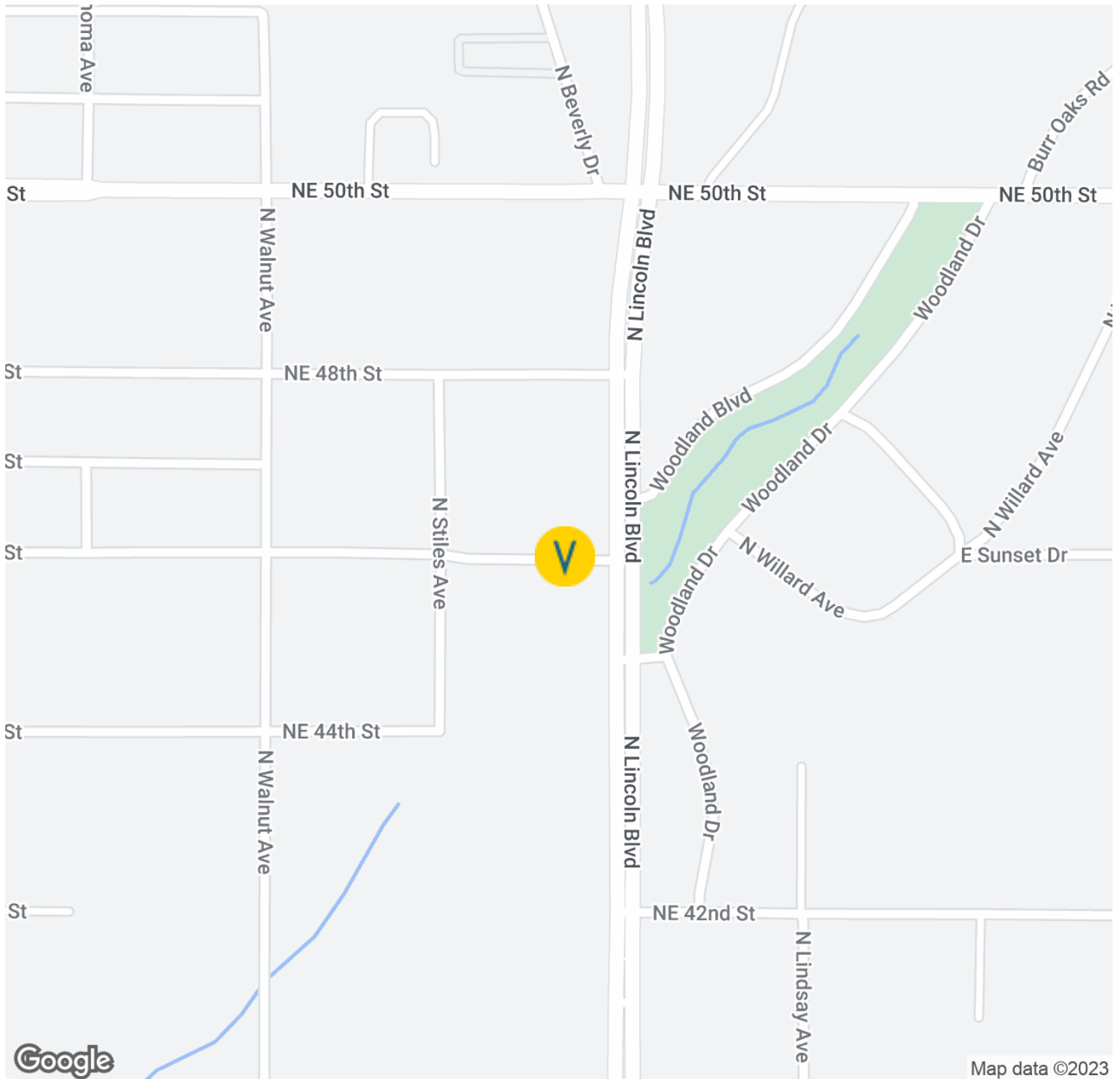
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,142	152,568	631,683
Average Age	42.1	36.1	35.5
Average Age (Male)	42.6	35.7	34.3
Average Age (Female)	41.5	36.8	36.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,169	74,676	282,076
# of Persons per HH	1.9	2.0	2.2
Average HH Income	\$52,804	\$66,001	\$64,055
Average House Value	\$100,923	\$171,284	\$149,262

* Demographic data derived from 2020 ACS - US Census

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