



OFFICE SPACE FOR LEASE

811 N BROADWAY AVE

Oklahoma City, OK 73102

PACKARD OKLAHOMA MOTOR COMPANY

ADEN STRUBLE

405.210.3910

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Now available for lease, this 4,000 SF office space is ideally located in the heart of Automobile Alley directly on Broadway in Oklahoma City, offering exceptional visibility and walkability in one of the city's most sought-after districts. The space features five private offices, including a large executive office, a spacious conference room, and open collaborative areas, all enhanced by high ceilings, polished concrete floors, modern lighting, and abundant natural light from floor-to-ceiling storefront windows. Blending historic character with a clean, contemporary build-out, this turnkey office is well-suited for creative, tech, or professional users seeking a distinctive presence in a premier downtown location.

PROPERTY HIGHLIGHTS

- 4,000 SF Turnkey Office Space with a functional layout including five private offices and a large executive office and Conference room
- Five Garage Parking Spaces
- Furnished Options Available - Inquire for Details

OFFERING SUMMARY

Lease Rate:	\$21.56 SF/yr (NNN)
Available SF:	4,000 SF
Lot Size:	7,112 SF
Building Size:	13,600 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,591	31,569	84,663
Total Population	11,284	72,346	208,959
Average HH Income	\$84,613	\$68,763	\$65,144

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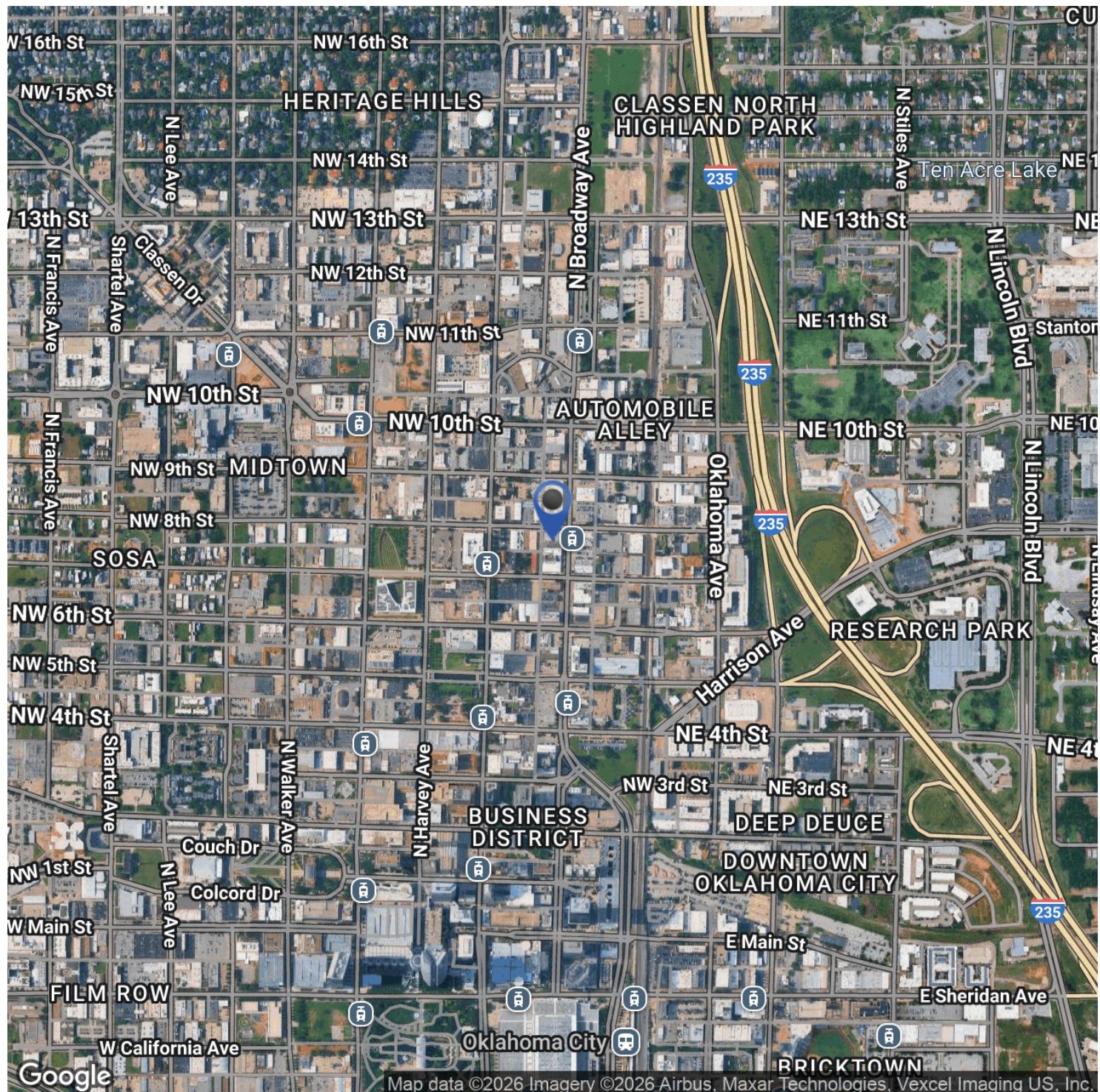


ADDITIONAL PHOTOS

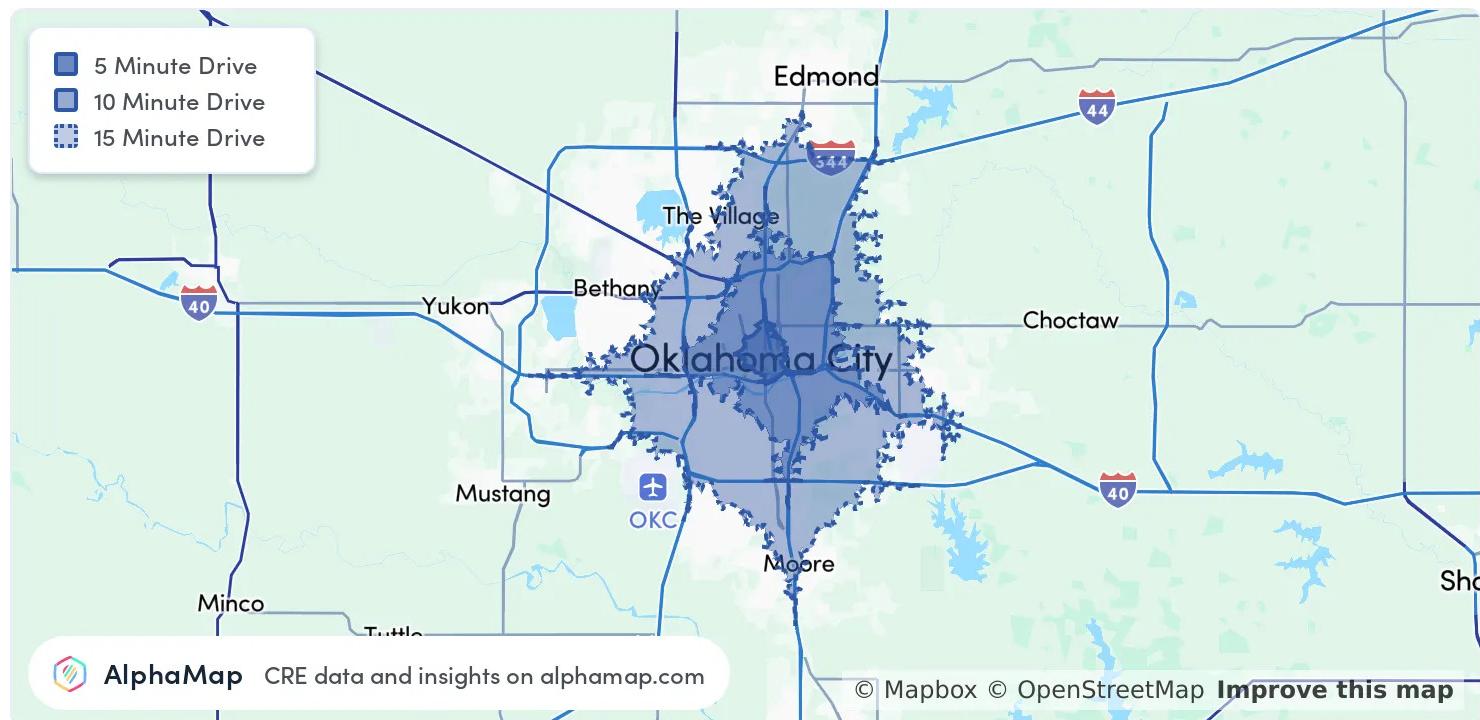


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LOCATION MAP



AREA ANALYTICS



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	13,745	90,129	377,638
Average Age	37	37	37
Average Age (Male)	37	37	36
Average Age (Female)	36	38	38

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	6,547	38,761	152,169
Persons per HH	2.1	2.3	2.5
Average HH Income	\$81,673	\$67,969	\$66,769
Average House Value	\$392,678	\$249,667	\$201,989
Per Capita Income	\$38,891	\$29,551	\$26,707

Map and demographics data derived from AlphaMap