

# REIMAGINED AUTO ALLEY OFFICE SPACE

20 NW 13th Street, Oklahoma City, OK 73103

OFFICE BUILDING FOR LEASE



## PROPERTY DESCRIPTION

Offering flexible suite sizes to accommodate businesses of all types, this property provides a community environment ideal for fostering collaboration and innovation. Its convenient location ensures easy access for both clients and employees, making it the perfect place to grow your business. Indoor and surface parking is available.

## LOCATION DESCRIPTION

Located at the northern tip of Automobile Alley: home to many restaurants, local boutique shops, and the Oklahoma Contemporary Arts Center. Being one block from a stop on the Oklahoma City Streetcar, makes this exciting location accessible to all of downtown Oklahoma City by foot.

## PROPERTY HIGHLIGHTS

- Indoor parking
- Flexible leases
- Great location

Ian Duty-Dean

Managing Broker

405.928.6210

ian@greyhound.group

## SPACES

SPACES	LEASE RATE	SPACE SIZE
SUITE 100	\$2,300 per month	1,150 SF
SUITE 101	\$2,000 per month	1,010 SF
SUITE 102	\$3,000 per month	1,785 SF
SUITE 207	\$1,800 per month	976 SF
SUITE 300	\$5,400 per month	3,600 SF

## DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	6,153	17,599	32,848
TOTAL POPULATION	10,946	37,695	73,407
AVERAGE HH INCOME	\$97,716	\$77,222	\$70,769

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This information has been obtained from sources believed reliable. The Greyhound Group has not verified it and makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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## LEASE INFORMATION

LEASE TYPE:	Full Service; MG	LEASE TERM:	36 months
TOTAL SPACE:	976 - 3,600 SF	LEASE RATE:	\$1,800.00 - \$5,400.00 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100	Available	1,150 SF	Full Service	\$2,300 per month
Suite 101	Available	1,010 SF	Full Service	\$2,000 per month
Suite 102	Available	1,785 SF	Full Service	\$3,000 per month
Suite 207	Available	976 SF	Full Service	\$1,800 per month
Suite 300	Available	3,600 SF	Modified Gross	\$5,400 per month

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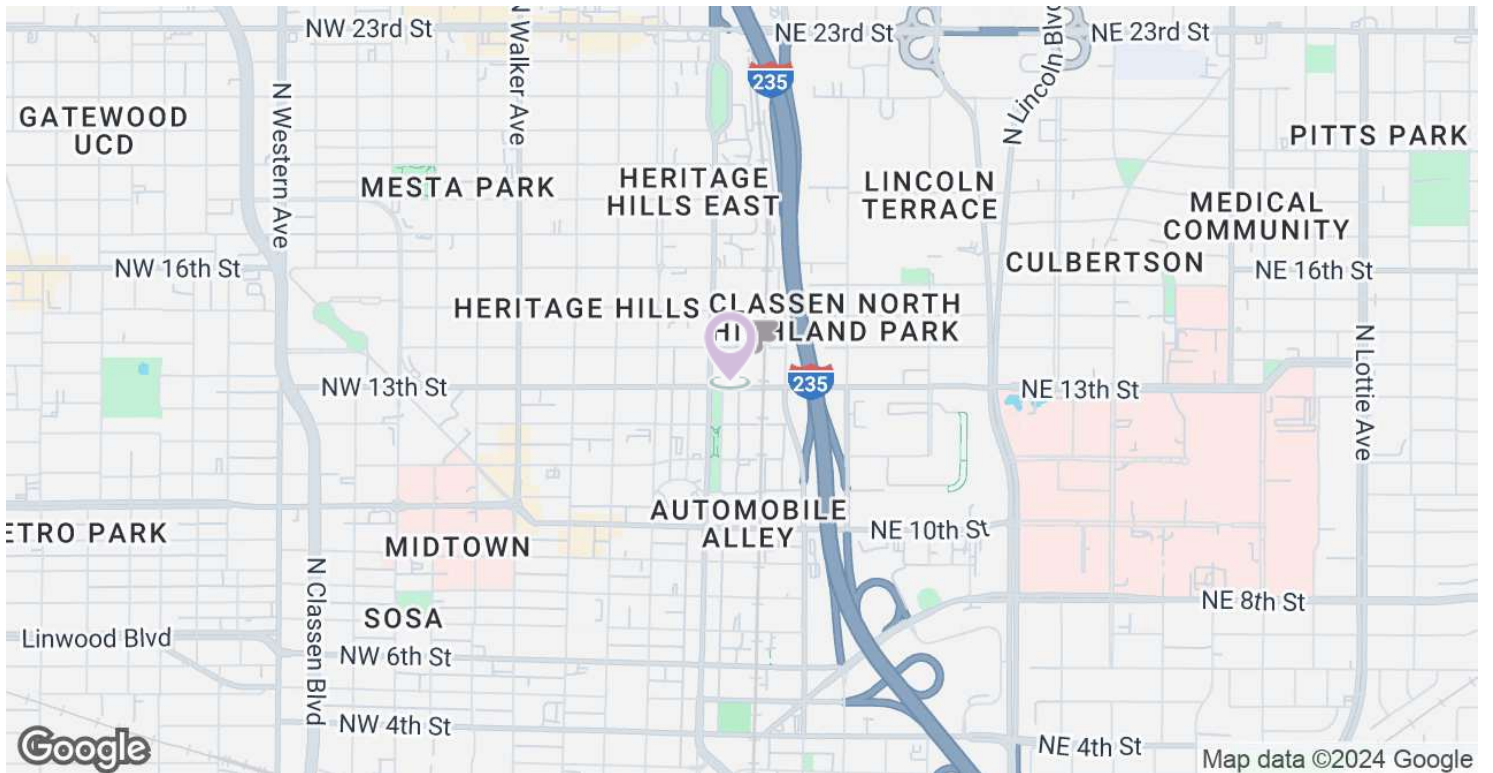
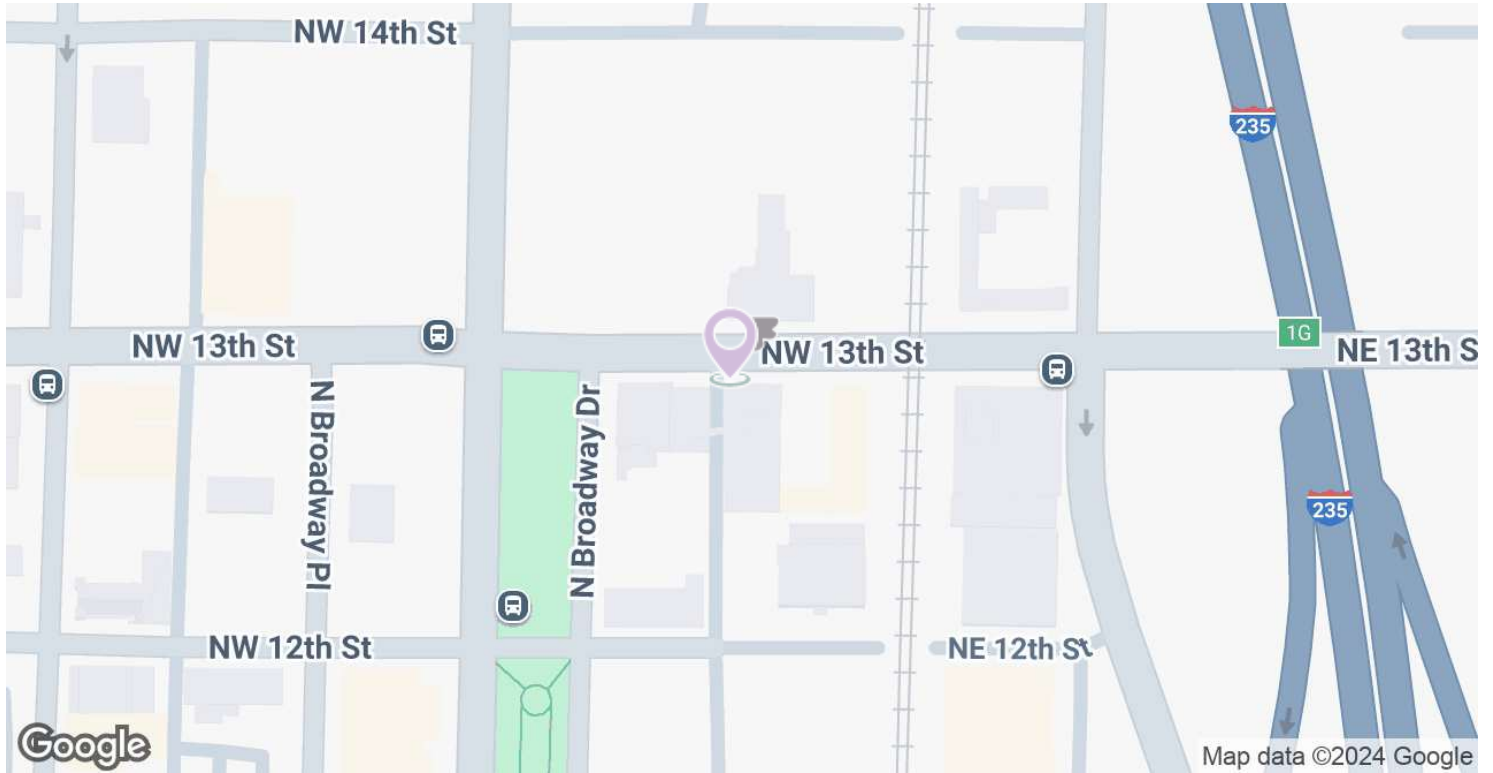


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## IAN DUTY-DEAN

Managing Broker

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Direct: **405.928.6210** | Cell: **405.642.4677**

## PROFESSIONAL BACKGROUND

Ian Duty-Dean earned his degree at the University of Oklahoma in multi-disciplinary studies focused on Construction Science and Finance. Ian began his career in commercial real estate during an internship at the Oklahoma City Urban Renewal (OCURA), a public-private partnership charged with the revitalization of Oklahoma City's urban neighborhoods. The experience and exposure to the industry lead him to becoming a broker at Land Run Commercial. At Land Run, his primary focus was retail leasing in the Oklahoma City metro and tertiary markets. While at Land Run Ian worked on redevelopment projects that helped spur the larger revitalization OKC's Uptown District. Ian joined ADEPT Commercial Real Estate in 2018 as a Senior Advisor, later becoming Director of brokerage sales and leasing. While at ADEPT Ian brokered deals in retail, office, industrial, multi-family and land. In 2023 he founded The Greyhound Group, a full-service commercial real estate firm offering brokerage, development and property management services. Ian brings a wealth of knowledge; by focusing on the mutual success of tenants and landlords, he positions assets to maximize their value, retains and attracts high quality tenants.

## EDUCATION

University of Oklahoma - Multidisciplinary Studies

## MEMBERSHIPS

Urban Land Institute  
Commercial Real Estate Council of Oklahoma City  
International Council on Shopping Centers  
YMCA of Greater OKC - Downtown District Advisory Council  
Automobile Alley Board of Directors

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