

# 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

- Outside Broker protected. 3% Commision paid.
- Three Months Free Rent!
- Indoor parking
- Great location

Ian Duty-Dean  
Managing Broker  
405.928.6210  
ian@greyhound.group

## SPACES

SUITE 300

## LEASE RATE

\$5,000 per month

## SPACE SIZE

3,600 SF

## DEMOGRAPHICS

TOTAL HOUSEHOLDS

TOTAL POPULATION

AVERAGE HH INCOME

## 1 MILE

6,153

10,946

\$97,716

## 2 MILES

17,599

37,695

\$77,222

## 3 MILES

32,848

73,407

\$70,769

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Group



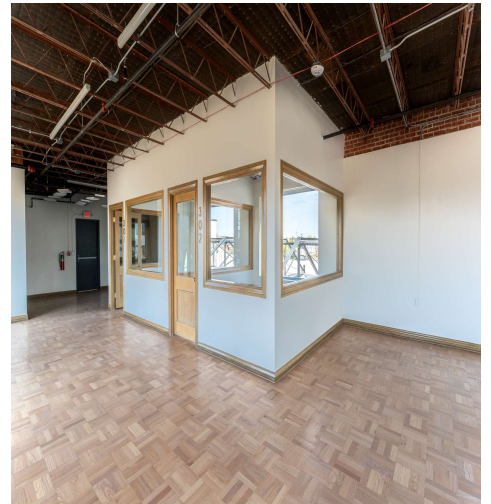
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## LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	36 months
TOTAL SPACE:	3,600 SF	LEASE RATE:	\$5,000.00 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 300	Available	3,600 SF	Modified Gross	\$5,000 per month

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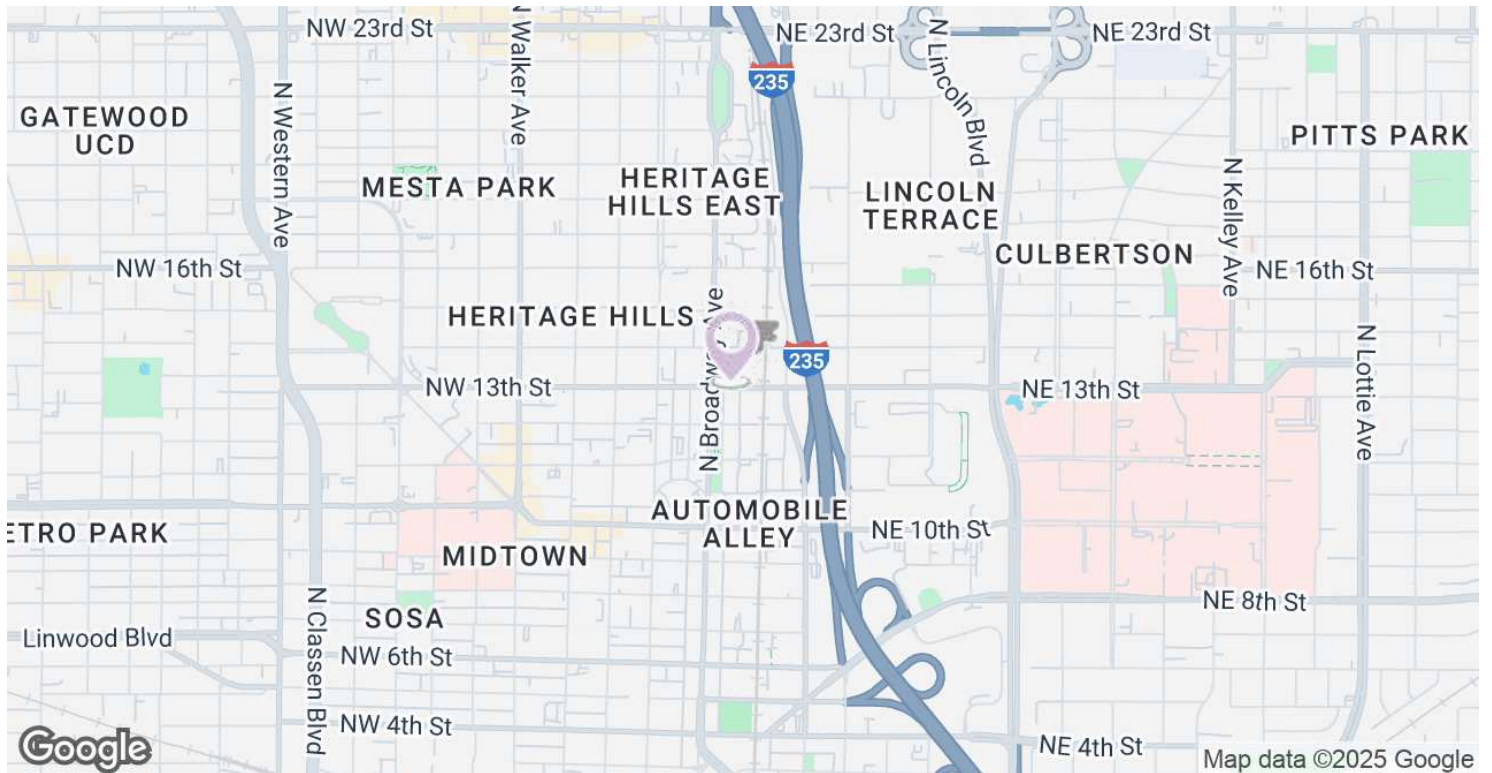
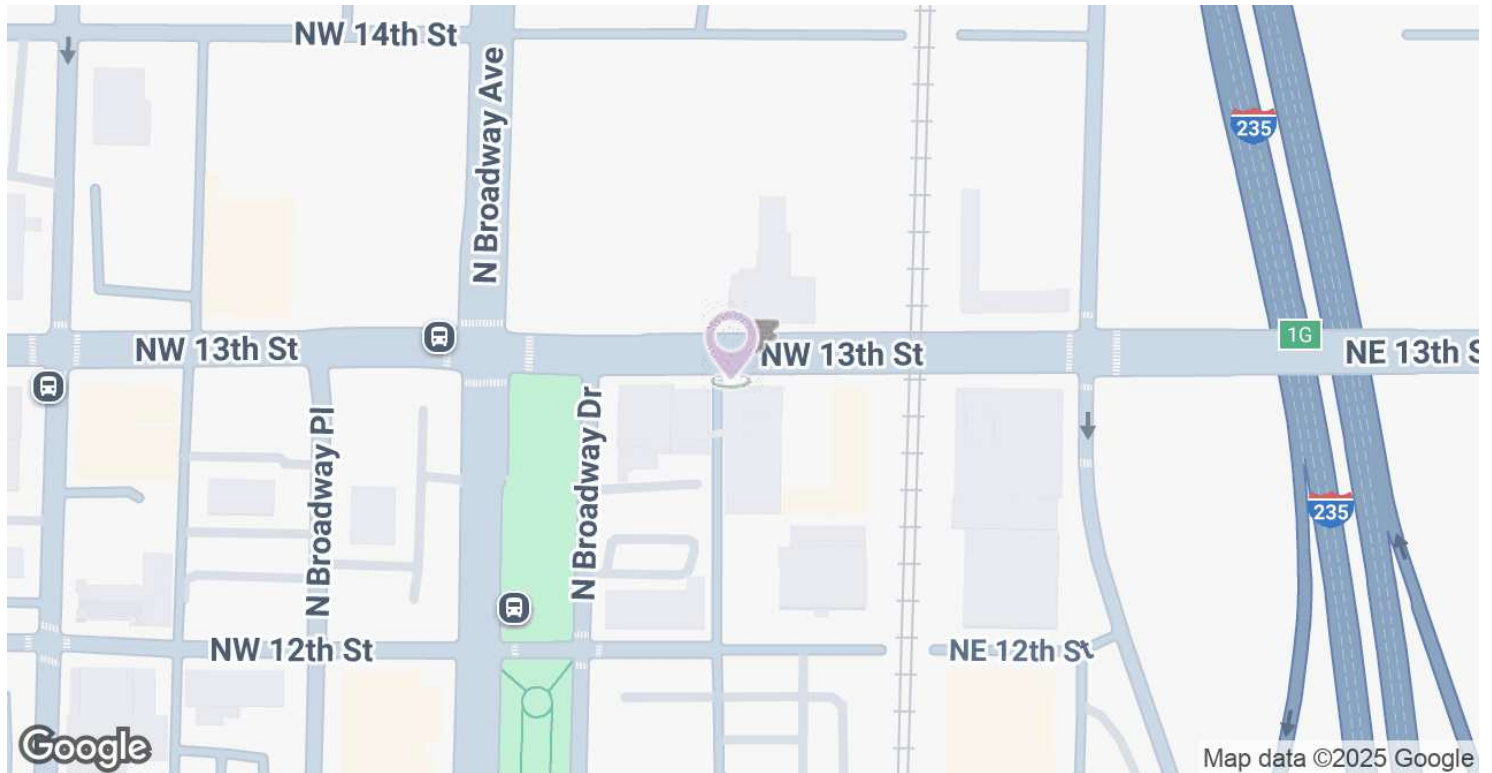
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## IAN DUTY-DEAN

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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