

FOR LEASE

TOWER THEATRE EXECUTIVE OFFICES

435 NW 23rd Suite 6A & 6B, Oklahoma City, OK 73103



Chris Castro
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PIVOT

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TOWER THEATRE EXECUTIVE OFFICES

435 NW 23rd Suite 6A & 6B, Oklahoma City, OK 73103



PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 435 NW 23rd Suite 6A & 6B in Oklahoma City, OK. This property offers a prime location with versatile space suitable for a range of businesses. Boasting a modern, open layout, the premises feature abundant natural light, 4 private office suites, and an open shared common area to meet diverse tenant needs. With convenient parking and easy access, this space is ideal for retail, office, or service-oriented ventures. Take advantage of this exceptional property to establish or expand your business in a thriving area. \$950/month gross per suite for a 1 year term or \$875/month gross per suite for a 2 year term.

PROPERTY HIGHLIGHTS

- Versatile space suitable for retail, office, or service-oriented ventures
- Modern, open layout with abundant natural light
- 4 private office suites and a shared open common area
- Prime location with convenient parking and easy access

OFFERING SUMMARY

Lease Rate:	\$950.00 per month (gross)
Number of Units:	4
Available SF:	111 - 1,373 SF
Building Size:	2,836 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	450	1,968	7,013
Total Population	998	3,707	12,304
Average HH Income	\$131,454	\$95,976	\$69,932

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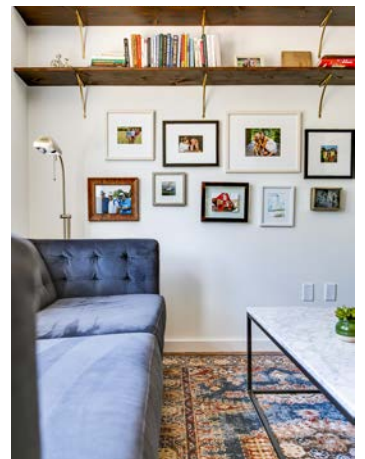
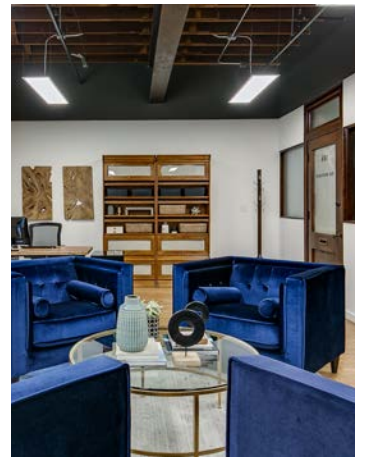
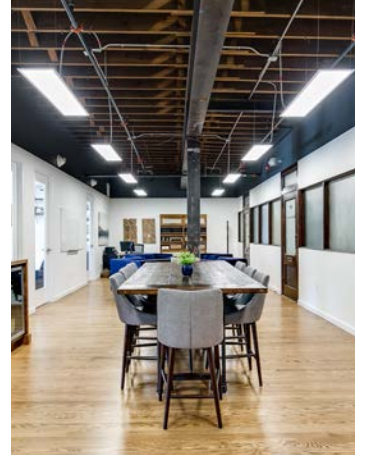
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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	12 months
Total Space:	111 - 1,373 SF	Lease Rate:	\$950.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Offices 202	Available	111 - 1,373 SF	Gross	\$950 per month	4 private suites with shared flex space/open office space. \$950 each suite.

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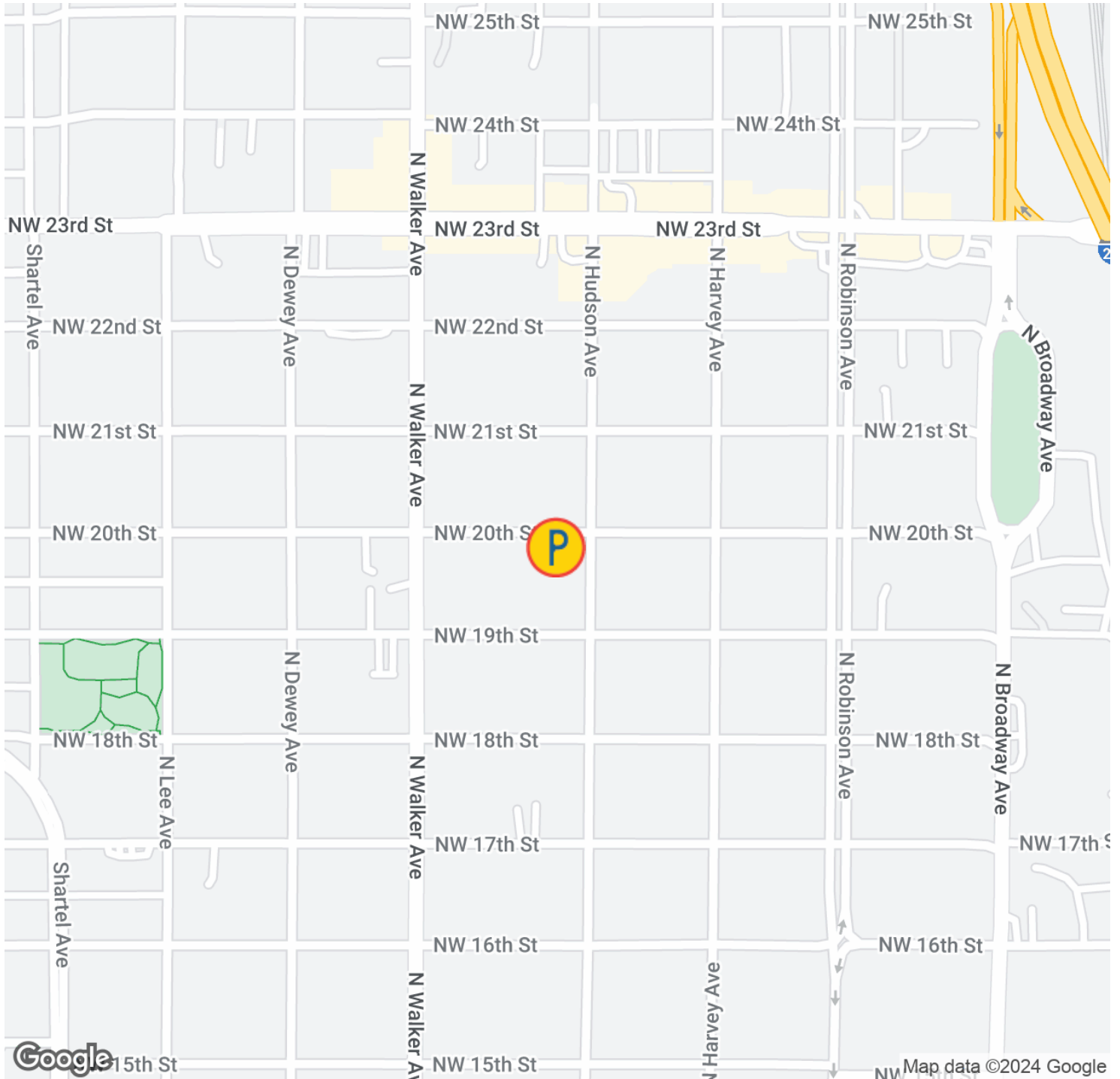
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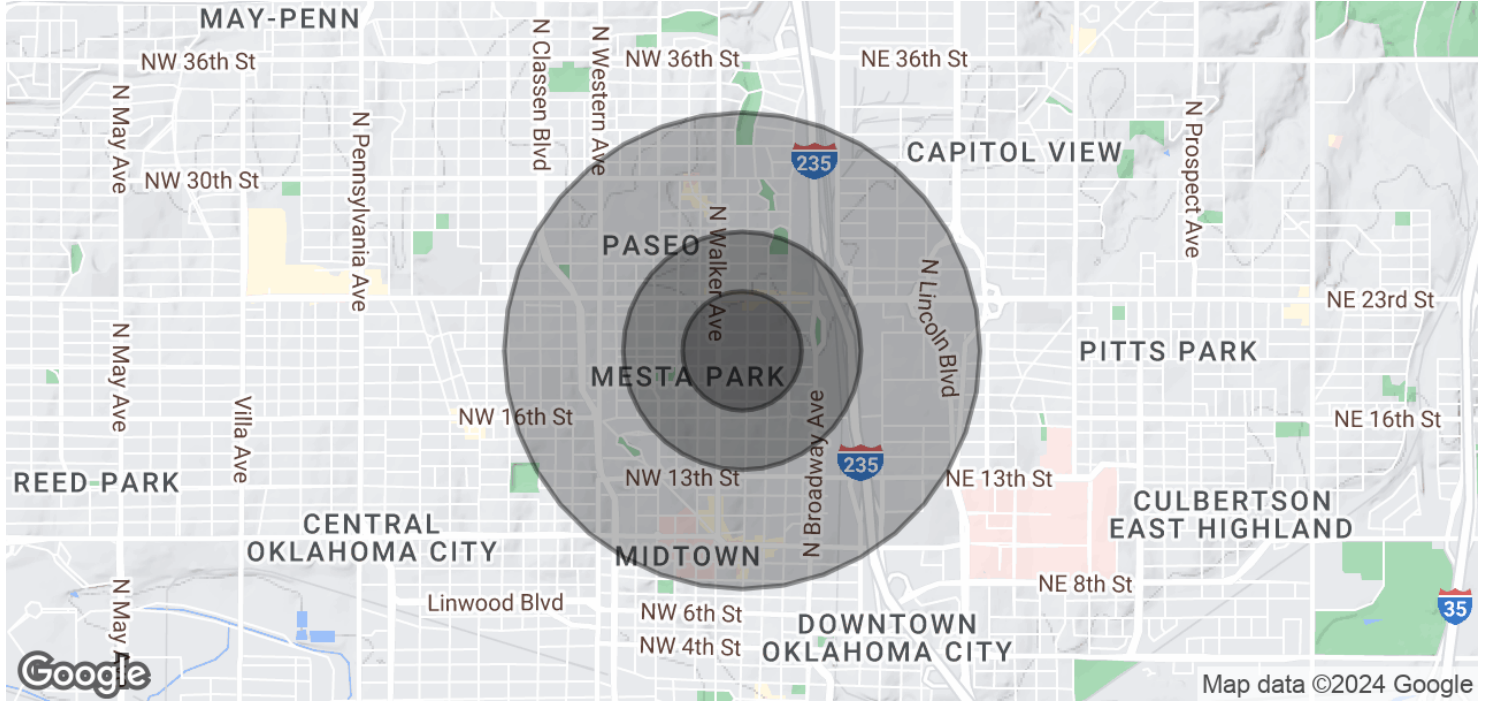
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	998	3,707	12,304
Average Age	34.3	34.5	33.7
Average Age (Male)	31.6	33.1	33.8
Average Age (Female)	35.3	35.2	33.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	450	1,968	7,013
# of Persons per HH	2.2	1.9	1.8
Average HH Income	\$131,454	\$95,976	\$69,932
Average House Value	\$428,243	\$307,049	\$203,551

2020 American Community Survey (ACS)

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