

PROPERTY SUMMARY



PROPERTY DESCRIPTION

The entire third floor of the Paramount Building is now available, offering 5,475 SF of prime office space with high ceilings, large windows, and historic character that blends seamlessly with modern updates. This open, flexible layout is perfect for a creative office, professional services, or collaborative workspace. Additionally, retail space is available on the first floor, providing excellent visibility and foot traffic in the heart of downtown. Located just off Sheridan Avenue, the Paramount Building offers easy access to OKC’s best dining, entertainment, and business destinations.

Office Space	\$17.00 (NNN) 1,225-5,475 SF
Building Size:	39,900 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,517	33,133	83,099
Total Population	8,039	79,935	208,997
Average HH Income	\$68,560	\$67,445	\$63,913

PROPERTY HIGHLIGHTS

- Full third-floor office space with 5,475 SF, featuring an open layout, large windows, and historic charm
- First-floor retail space available with high visibility in a walkable downtown area
- Prime downtown location just off Sheridan Avenue, surrounded by restaurants, entertainment, and business hubs
- Easy access to parking, public transit, and major downtown destinations

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## ADDITIONAL PHOTOS



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**Room Schedule:**

Room Name	Area (sqft)
OFFICE	218
LOBBY	540
OFFICE	145
OFFICE	153
OFFICE	142
W/M	112
MEN	97
HALLWAYS	748
OFFICE	376
KITCHENETTE	26
FOYER	15
RSTRM	26
OFFICE	371
OFFICE	213
RSTRM	57
CLST	23
OFFICE	172
OFFICE	123
OFFICE	176
OFFICE	240
OFFICE	1236

**Dimensions:**

- Overall Width: 12'-0" to 16'-4"
- Overall Depth: 10'-3" to 58'-3"
- Room Dimensions: 17'-10", 23'-0", 15'-2", 15'-0", 14'-0", 11'-0", 16'-4", 10'-2", 6'-2", 10'-3", 6'-0", 40'-2", 58'-3", 6'-1", 5'-0", 12'-11", 19'-0", 7'-6", 10'-10", 16'-0", 18'-1", 3'-11", 9'-2", 10'-6"

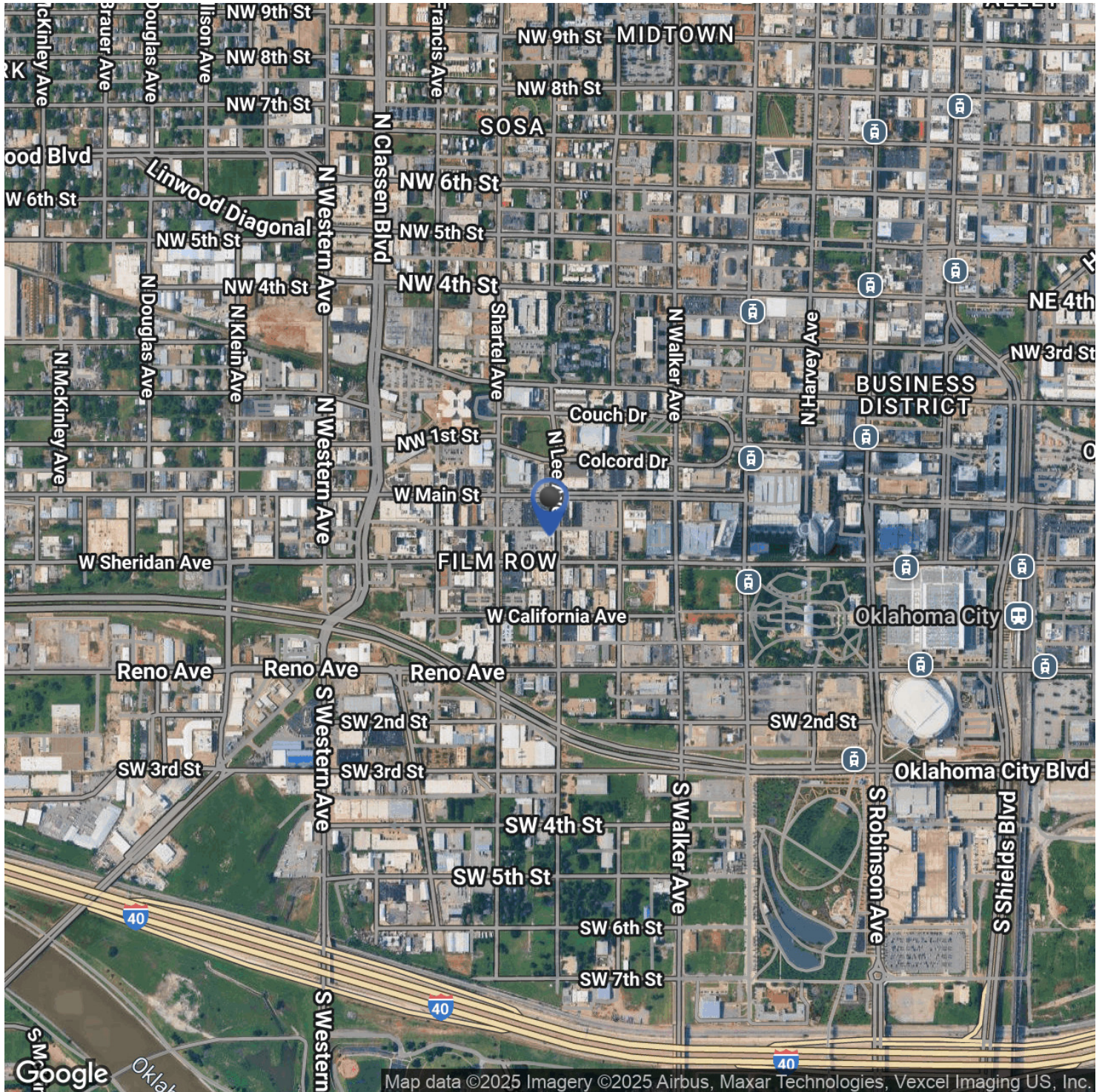
**Other Features:**

- Staircase: DN, UP
- Restrooms: RSTRM, W/M, MEN
- Kitchenette: KITCHENETTE
- Foyer: FOYER
- Office: OFFICE
- Hallways: HALLWAYS
- Parapet Height: (PARAPET HEIGHT)

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## LOCATION MAP



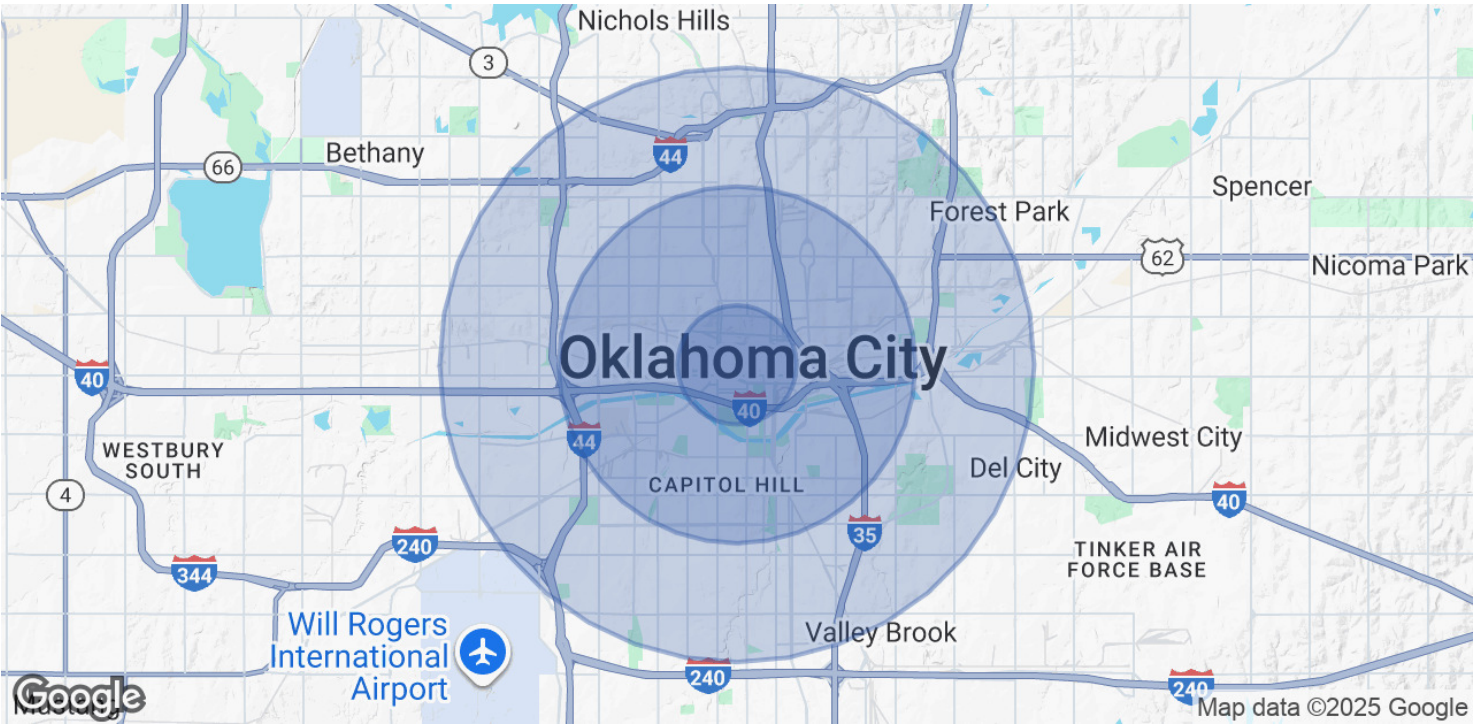
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,039	79,935	208,997
Average Age	38	36	37
Average Age (Male)	38	36	36
Average Age (Female)	37	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,517	33,133	83,099
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$68,560	\$67,445	\$63,913
Average House Value	\$386,318	\$241,890	\$202,843

Demographics data derived from AlphaMap