

### Property Description

This four-story, solid concrete structure with a total of 11,950 square feet is adjacent to Climb- Up Climbing Gym. Both the silos and the annex were built in 1946 and features concrete floors, ceilings, and columns. Complete renovation, including geothermal HVAC in 2017. First and Second floor space is ideal for retail or office use with easy access to Shields Blvd. The third-floor space enjoys a 1,100 SF deck and impressive views of Centennial Park, The Canal, The Boathouse District and Bricktown.

### Property Highlights

- OFFICE/RETAIL SPACE
- 8,800 SF AVAILABLE (MOL)
- High Visibility, Easy Access
- Suite 100 - 4,400 SF
- Suite 200 - 4,400 SF Available for Sublease

### Offering Summary

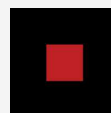
Lease Rate:	\$22.00 SF/yr (Gross; Full Service)
Number of Units:	4
Available SF:	4,400 - 8,800 SF
Building Size:	11,950 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,216	77,826	248,922
Total Population	3,436	203,926	625,794
Average HH Income	\$39,889	\$40,897	\$52,667

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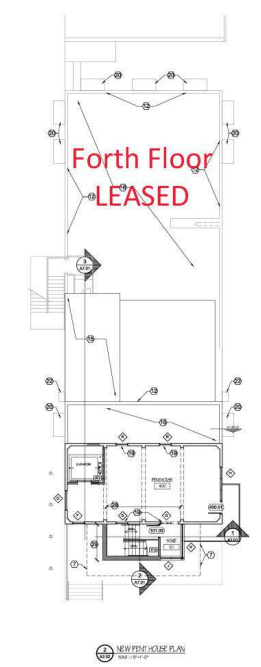
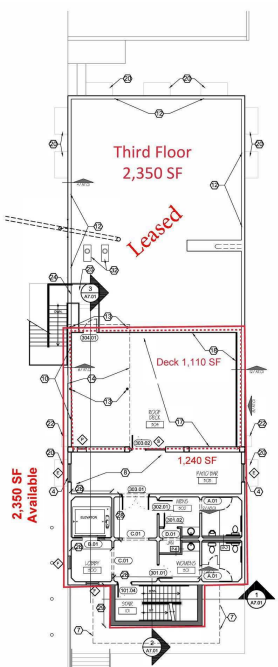
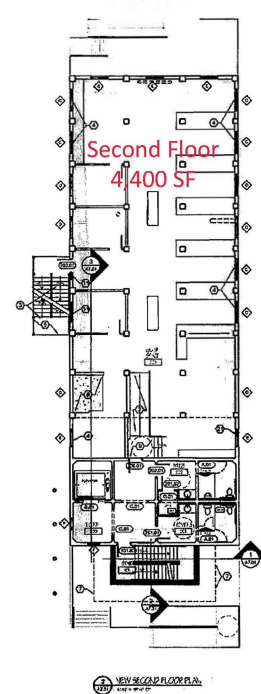
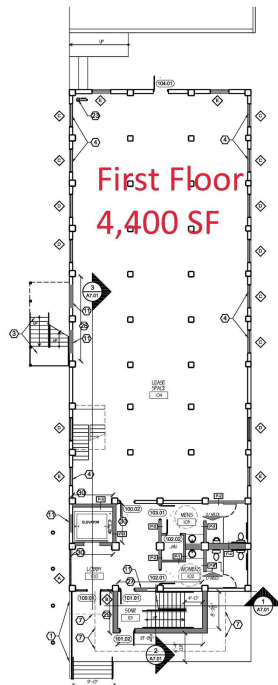


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220 SE 4TH STREET

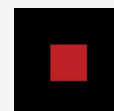
ELEVATOR ANNEX



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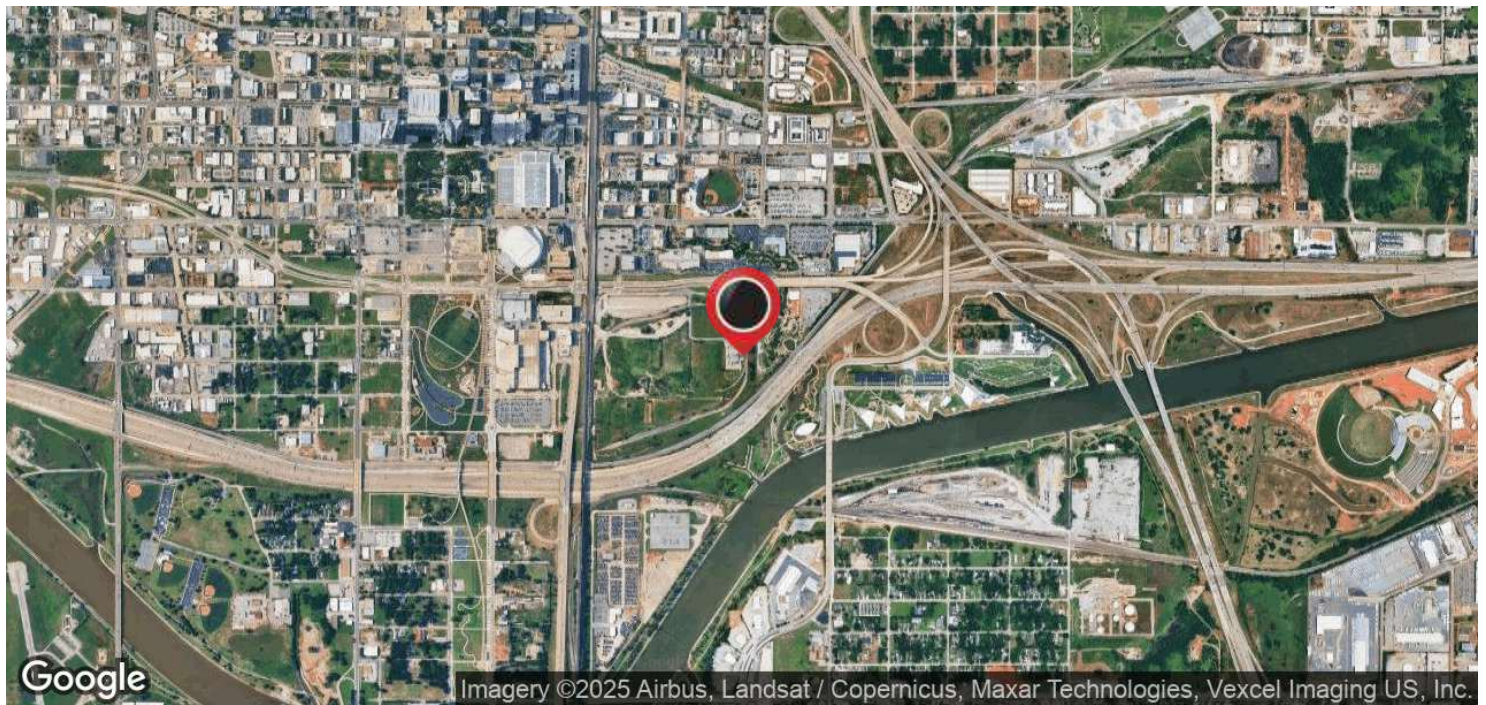
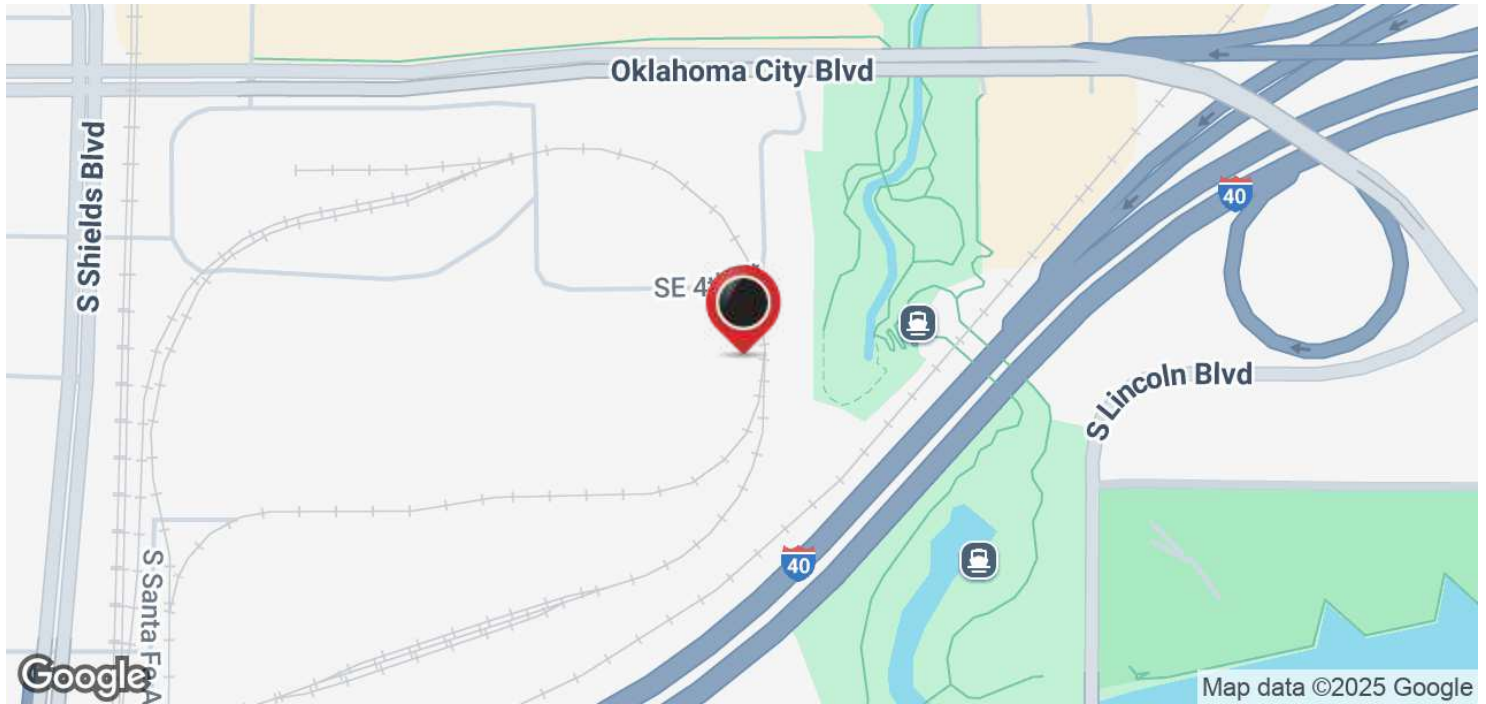
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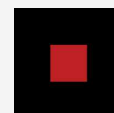
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