



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
- 4,400 SF AVAILABLE (MOL)
- High Visibility, Easy Access
- Suite 100 - 4,400 SF

Offering Summary

Lease Rate:	\$22 SF/yr (Gross)
Number of Units:	4
Available SF:	4,400 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

RICK PRITCHETT, CCIM

405.605.0831

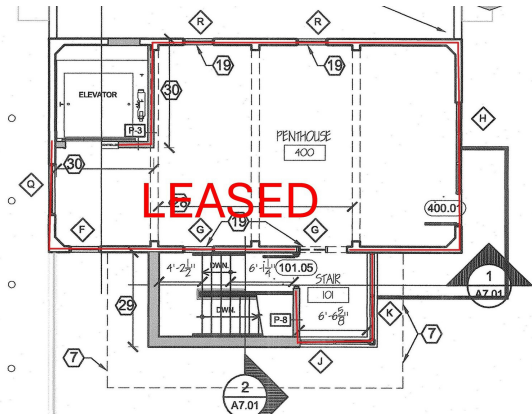
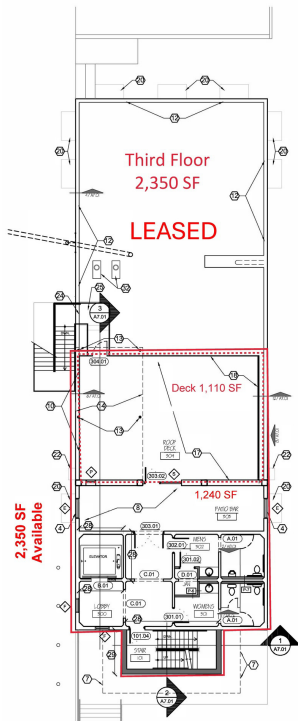
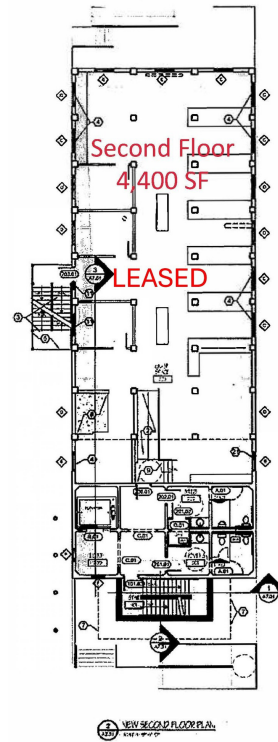
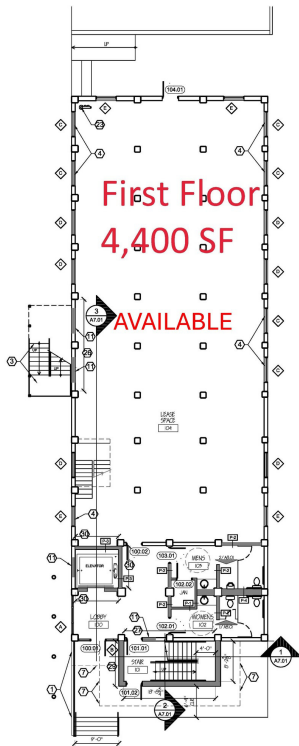
rick@precorrealty.com



PRECOR
REALTY ADVISORS

PRECOR REALTY ADVISORS, INC | 825 N. BROADWAY, SUITE 300, OKLAHOMA CITY, OK 73102 | 405.605.0825 | PRECORREALTY.COM

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, PrecorRuffin, LLC has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.



RICK PRITCHETT, CCIM
405.605.0831
rick@precorreality.com

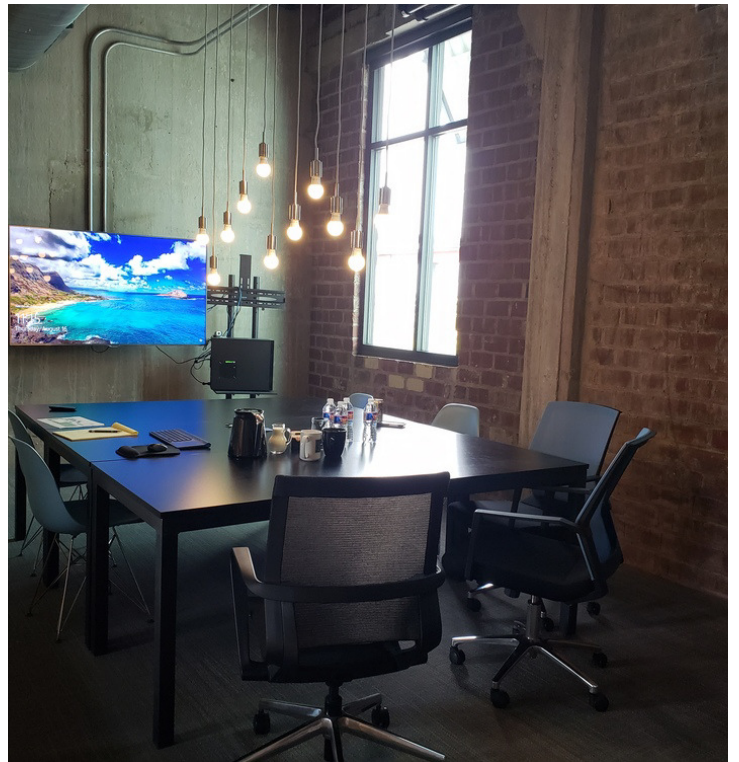
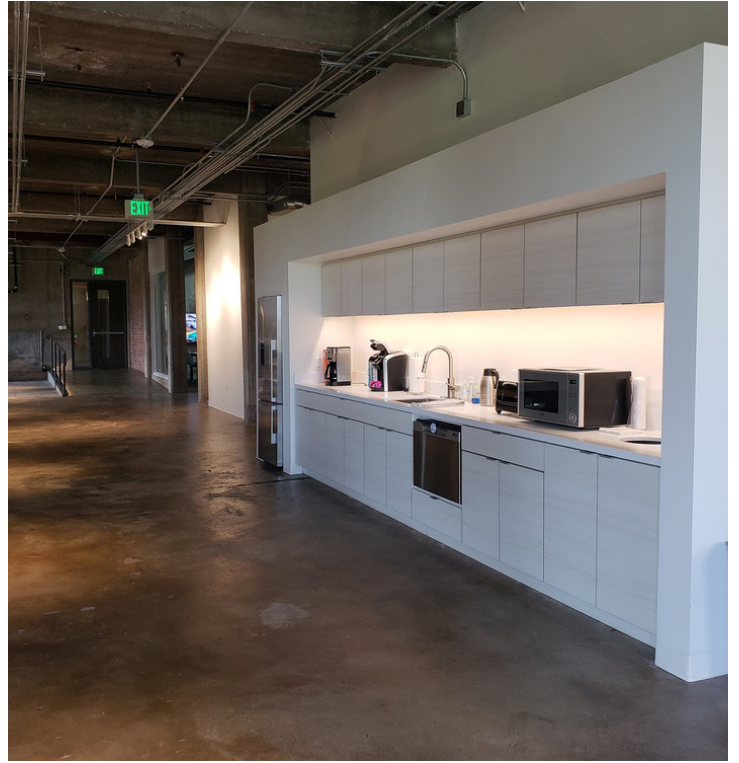


PRECOR REALTY ADVISORS, INC | 825 N. BROADWAY, SUITE 300, OKLAHOMA CITY, OK 73102 | 405.605.0825 | PRECORREALTY.COM

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, PrecorRuffin, LLC has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.

For Lease

220 SE 4TH STREET
ELEVATOR ANNEX



RICK PRITCHETT, CCIM
405.605.0831
rick@precorrealty.com

PRECOR REALTY ADVISORS, INC | 825 N. BROADWAY, SUITE 300, OKLAHOMA CITY, OK 73102 | 405.605.0825 | PRECORREALTY.COM

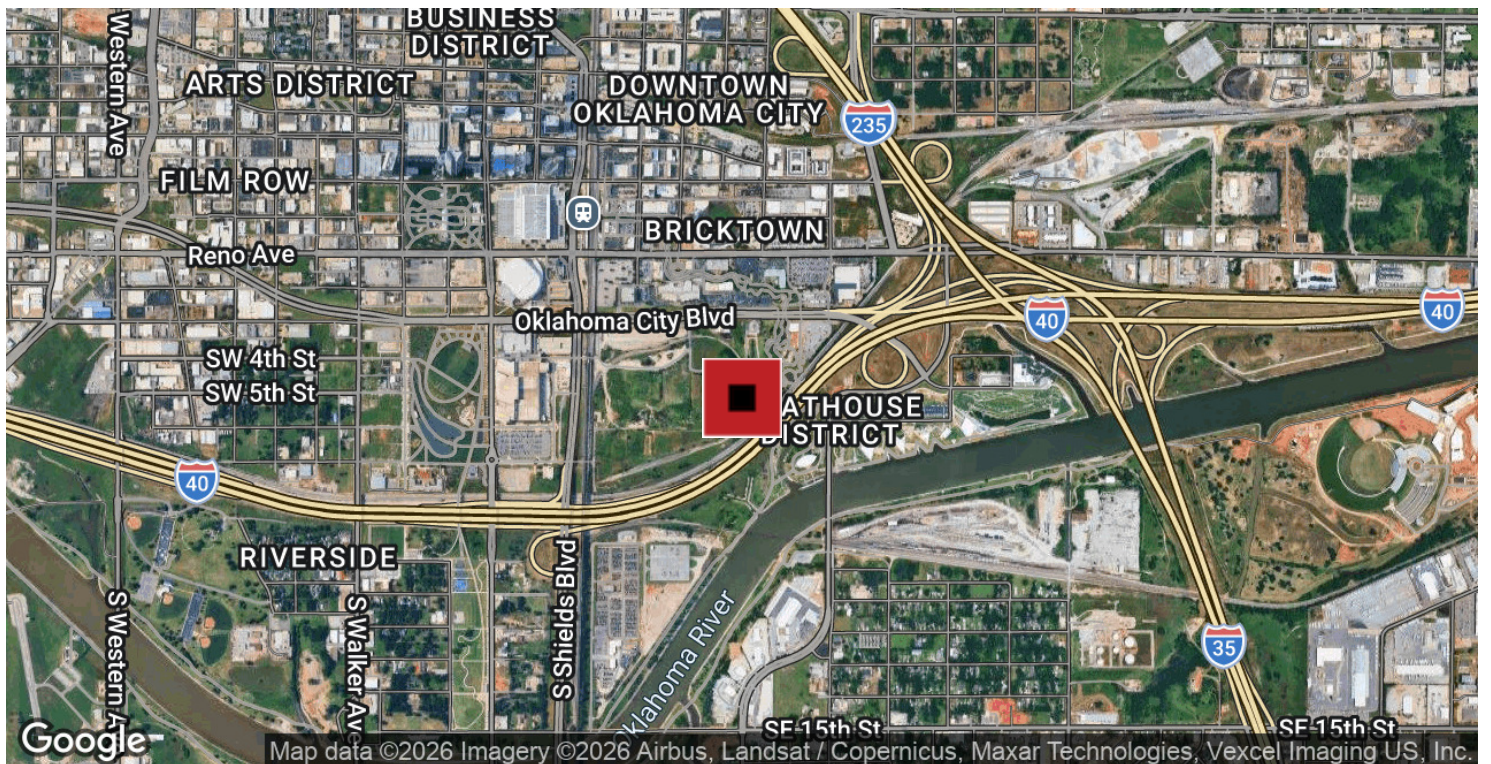
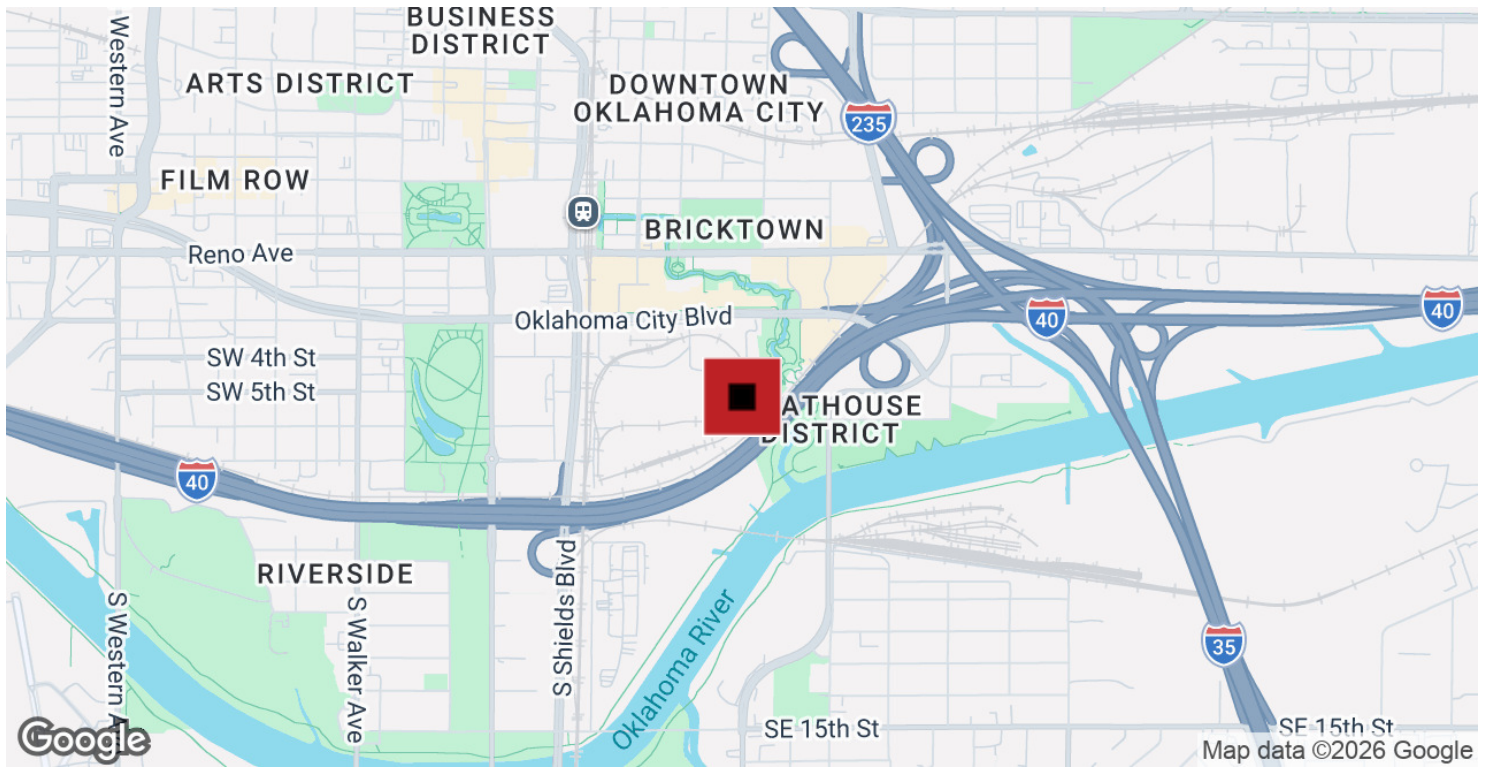


The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, PrecorRuffin, LLC has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.

For Lease

220 SE 4TH STREET

ELEVATOR ANNEX



RICK PRITCHETT, CCIM

405.605.0831

rick@precorreality.com



PRECOR
REALTY ADVISORS

PRECOR REALTY ADVISORS, INC | 825 N. BROADWAY, SUITE 300, OKLAHOMA CITY, OK 73102 | 405.605.0825 | PRECORREALTY.COM

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, PrecorRuffin, LLC has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.