

Barta Bailey

1004 N. HUDSON, OKC
SWANSON'S BUILDING - RETAIL/OFFICE FOR LEASE



Property Description

Architectural character and the convenient Midtown location make the Swanson's Building an ideal solution for a creative office or retail space. Tenants include Barrio's, Citizens Bank of Edmond, Berks Vintage and Hall's Pizza Kitchen.

Sign opportunities available on the shared sign and individual storefronts.

Property Highlights

- Shared restrooms
- Flexible floor plan
- Flexible lease term
- Exposed brick
- Walk to tacos, pizza, coffee, services within a block.

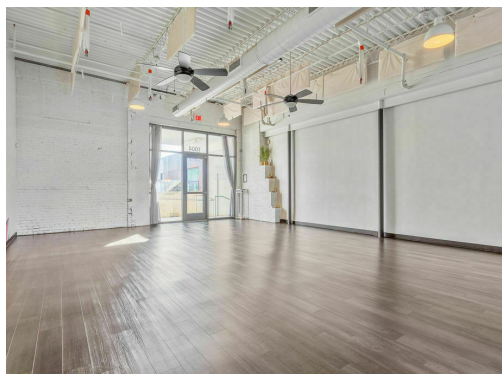
Offering Summary

Lease Rate:	\$17.00 SF/yr (NNN)
Number of Units:	4
Available SF:	1,252 - 2,951 SF
Term:	Negotiable

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OFFICE / RETAIL SUITE FOR LEASE



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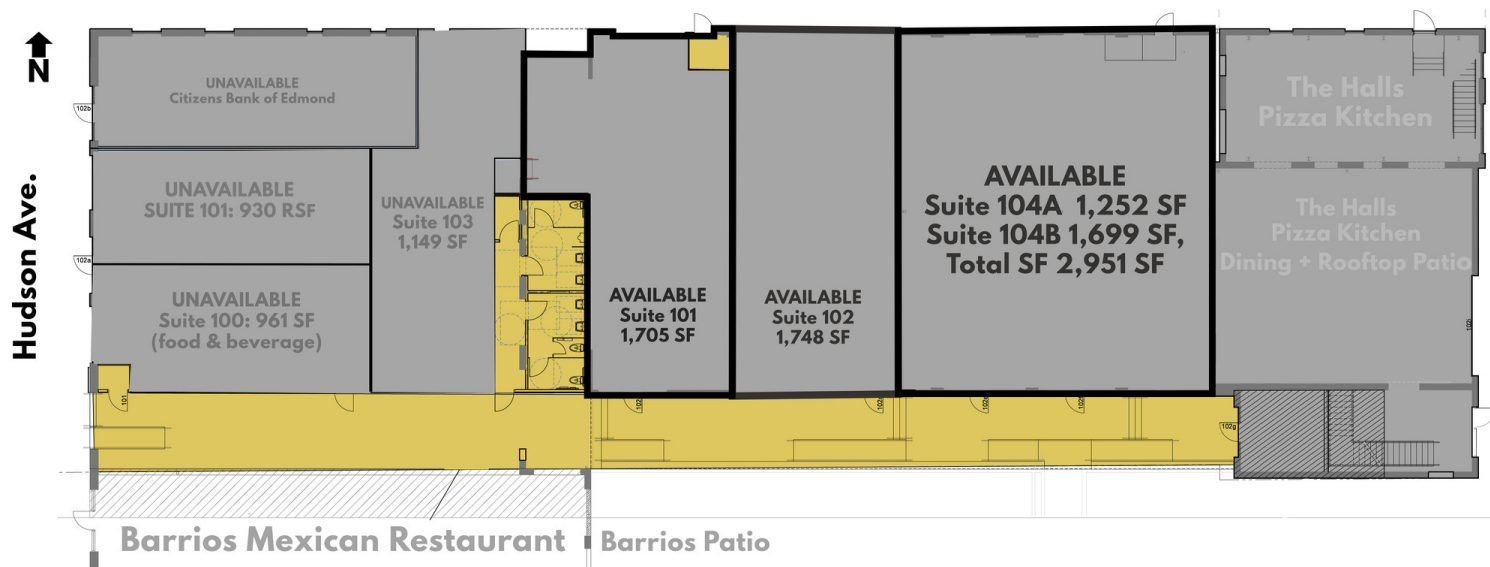
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SWANSON'S BUILDING 1004 N. HUDSON, OKLAHOMA CITY, OK 73103
OFFICE / RETAIL PROPERTY FOR LEASE



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,252 - 2,951 SF	Lease Rate:	\$17.00 SF/yr

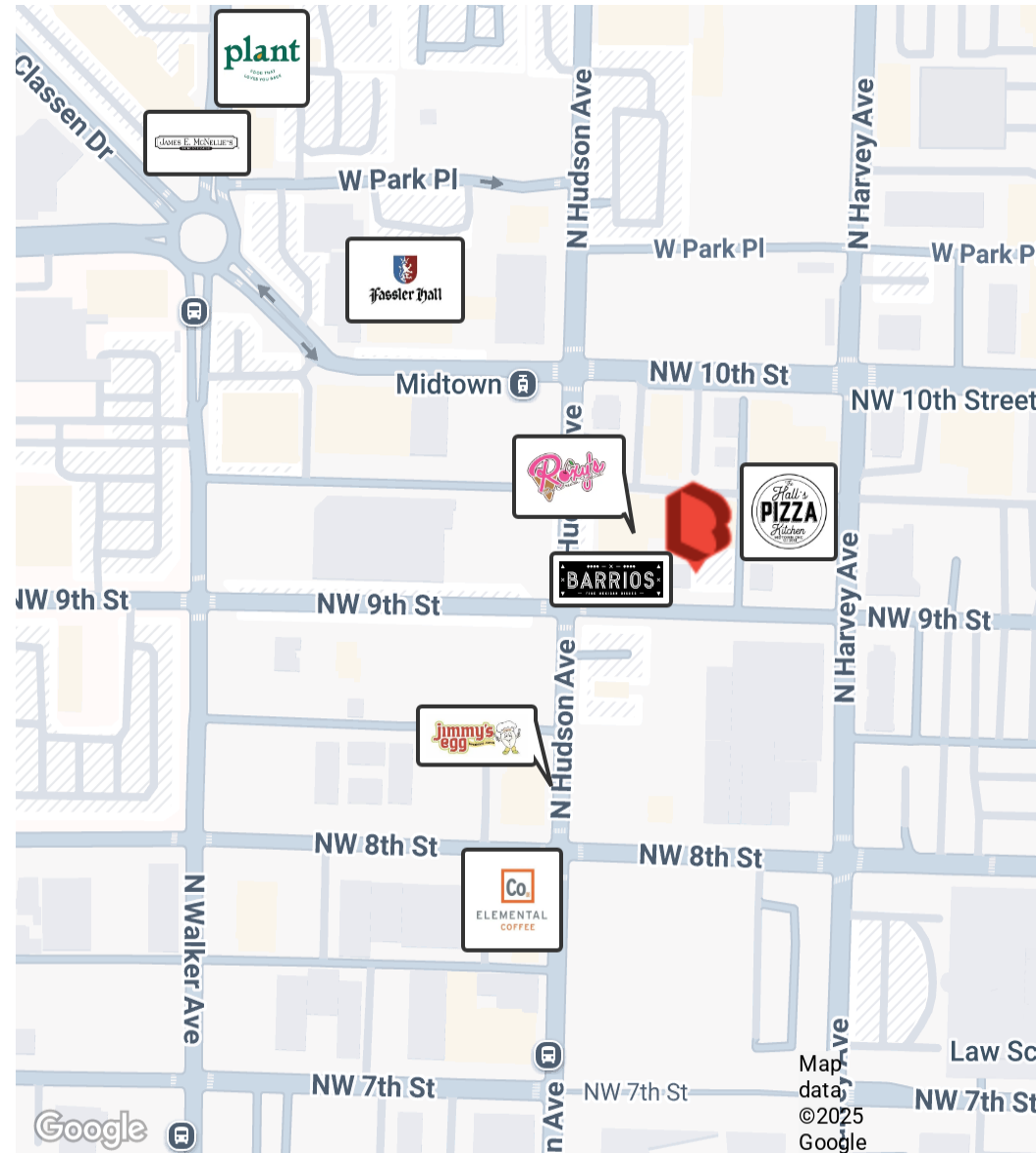
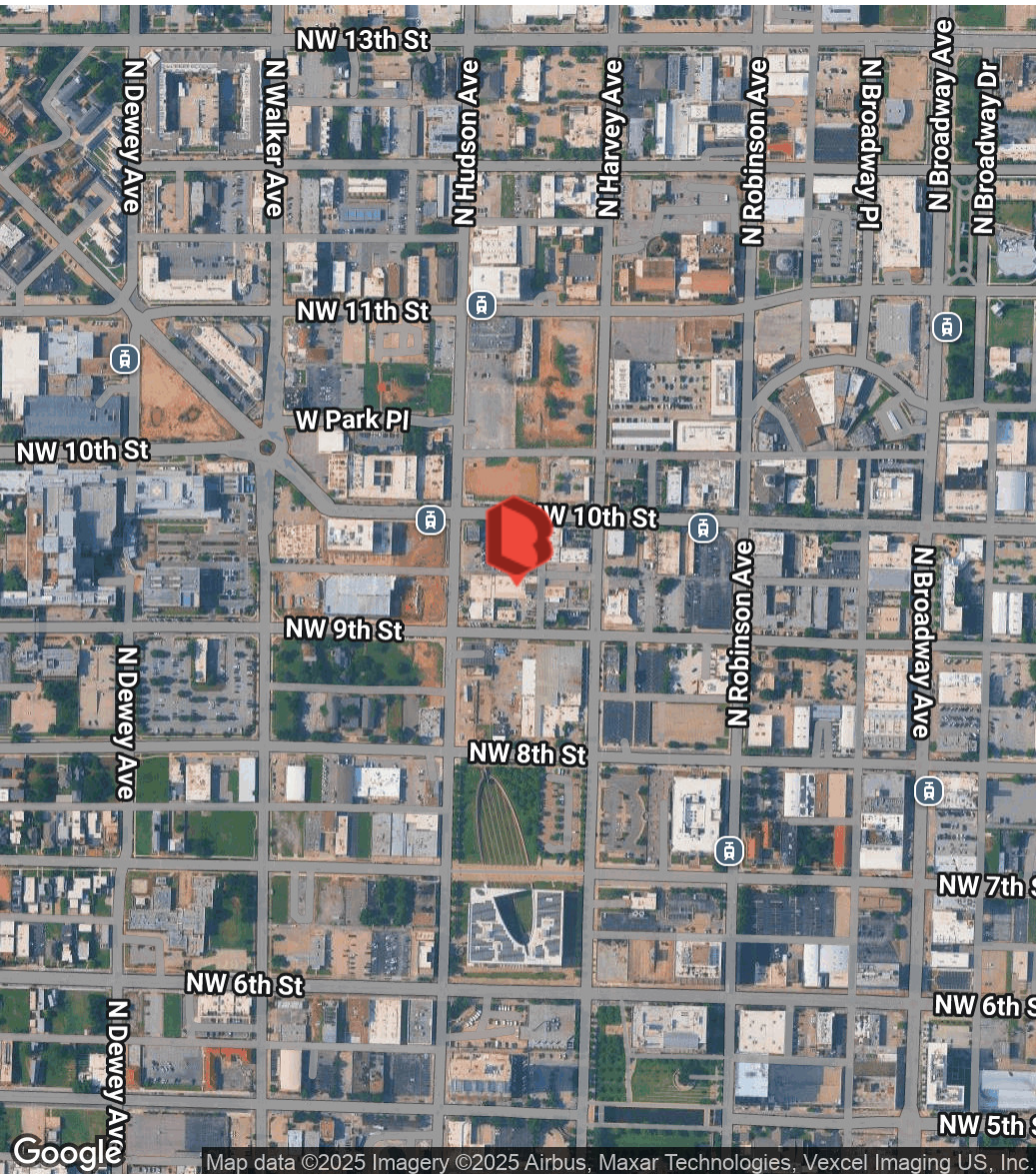
Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
1004 N. Hudson, suite 102	1,748 SF	NNN	\$17.00 SF/yr	Partially finished suite, can be combined with Suite 102.
1004 N. Hudson, Suite 101	1,705 SF	NNN	\$17.00 SF/yr	Move-in ready yoga studio with direct access to restrooms and additional alley door
1004 N Hudson, Suite 104A	1,252 - 2,951 SF	NNN	\$17.00 SF/yr	Former escape room space that can be updated for retail or office use. Two suites are available, but can be combined for up to 2,951 RSF. Shared restrooms in the building are available for this suite's use. Includes one north alley door and a storefront facing the building gallery.
1004 N Hudson, Suite 104B	1,699 - 2,951 SF	NNN	\$17.00 SF/yr	Former escape room space that can be updated for retail or office use. Two suites are available, but can be combined for up to 2,951 RSF. Shared restrooms in the building are available for this suite's use. Includes one north alley door and a storefront facing the building gallery.

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