

FOR LEASE

THE ANN ARBOR AVE OFFICE

201 N ANN ARBOR AVENUE OKLAHOMA CITY, OK
73127



BANTA

Property Group

BANTA PROPERTY GROUP, LLC

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OFFERING SUMMARY

Lease Rate:	\$10.00 SF/YR
Building Size:	27,470 SF
Available SF:	3,000
Lot Size:	1.4 Acres
Year Built:	1969
Renovated:	2023/2025
Market:	Oklahoma
Submarket:	West/Central
Traffic Count:	18,369

PROPERTY OVERVIEW

Approximately 3,000 SF of renovated office space built with a showroom-style front layout and strong functionality for trade/contractor headquarters, product sales or equipment, call center, reps, and more. The suite features a large open reception/showroom area, 4-5 equipped workstations, 4 private offices, a dedicated conference room, storage, and two restrooms. Ideal for product sales, construction supply, equipment reps, trade services, or regional distribution offices needing a professional client-facing presence in a heavy industrial corridor.

Pylon signage provides visibility along N Ann Arbor Ave (18,369 VPD). Plentiful and easily accessible on-site parking and immediate access to Reno, I-40, and I-44 support customer traffic and service teams to and from all parts of the OKC Metro. Furniture optional. Competitive \$10.00/SF/YR lease rate. Available for immediate occupancy.

LOCATION OVERVIEW

Positioned half block north of W Reno, among the I-40 corridor, along N Ann Arbor Avenue, this property sits within Oklahoma City's top large commercial hubs.

The site benefits from immediate proximity to I-40 and I-44, providing direct regional access and strong daily traffic counts. Surrounding national retailers include Walmart Supercenter, Sam's Club, The Home Depot, Dick's Sporting Goods, At Home, Harbor Freight, Chick-fil-A, Raising Cane's, Texas Roadhouse, Buffalo Wild Wings, and Golden Corral — all within a 1-mile radius.

Westgate Marketplace anchors the corridor, drawing consistent consumer traffic throughout the day and evening. The area serves both dense surrounding residential neighborhoods and the broader west OKC trade area, creating steady retail demand and visibility.

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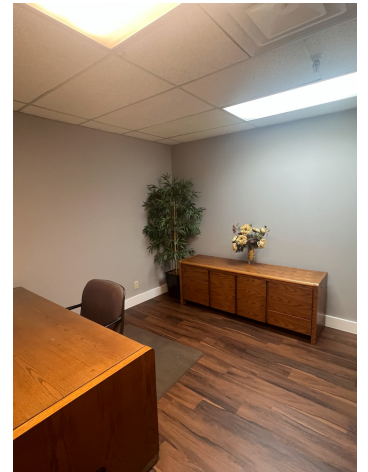
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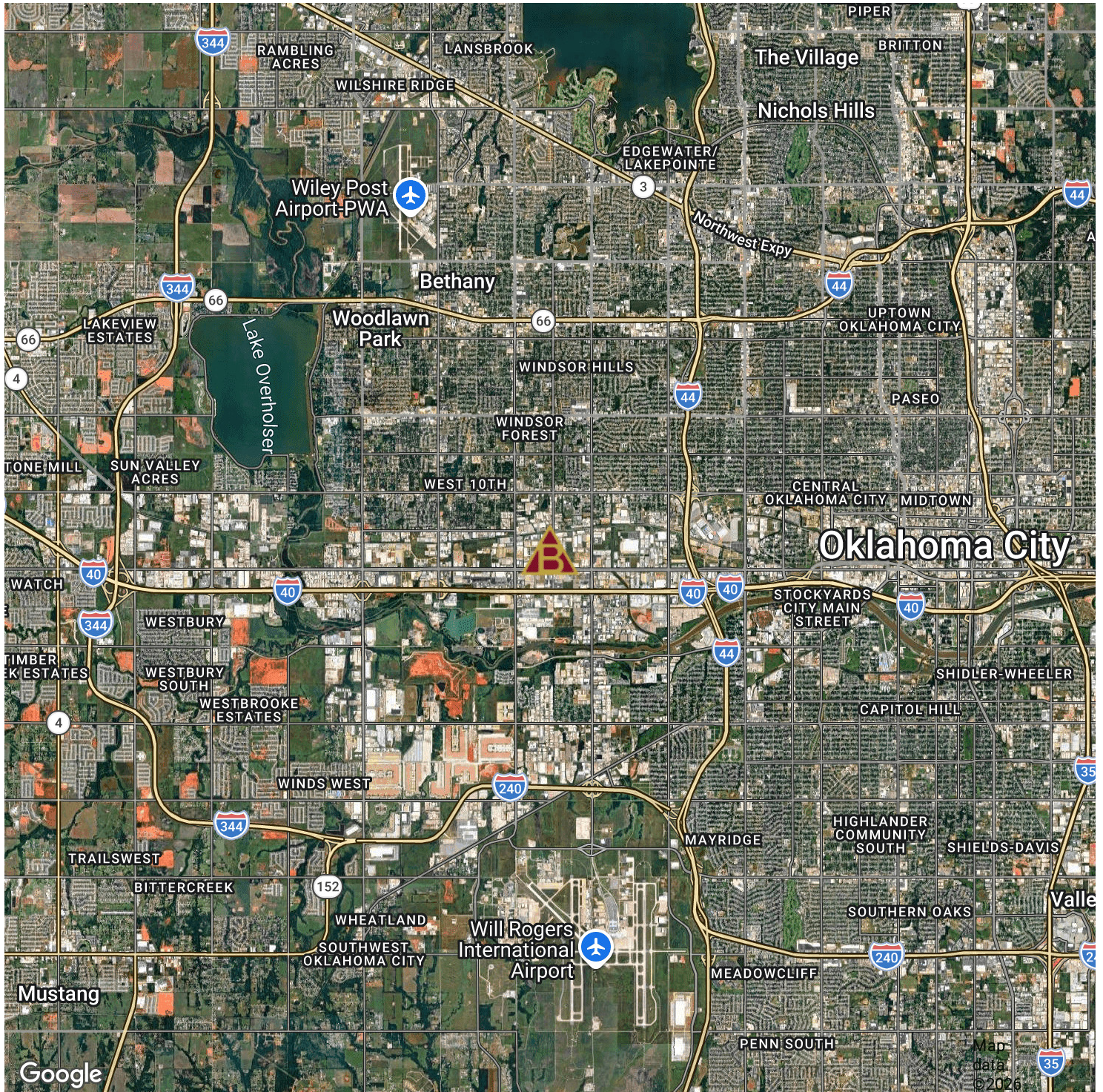
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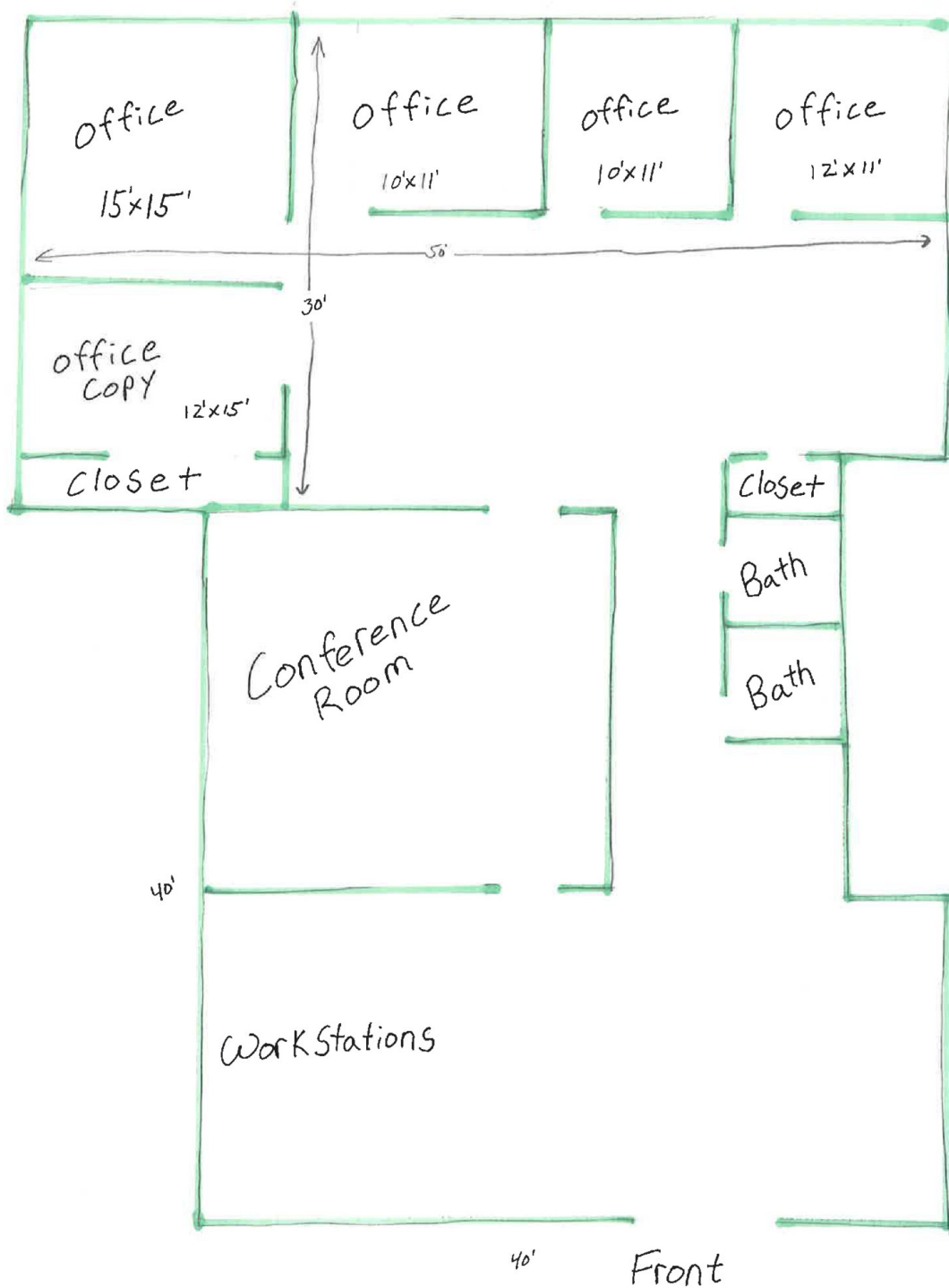
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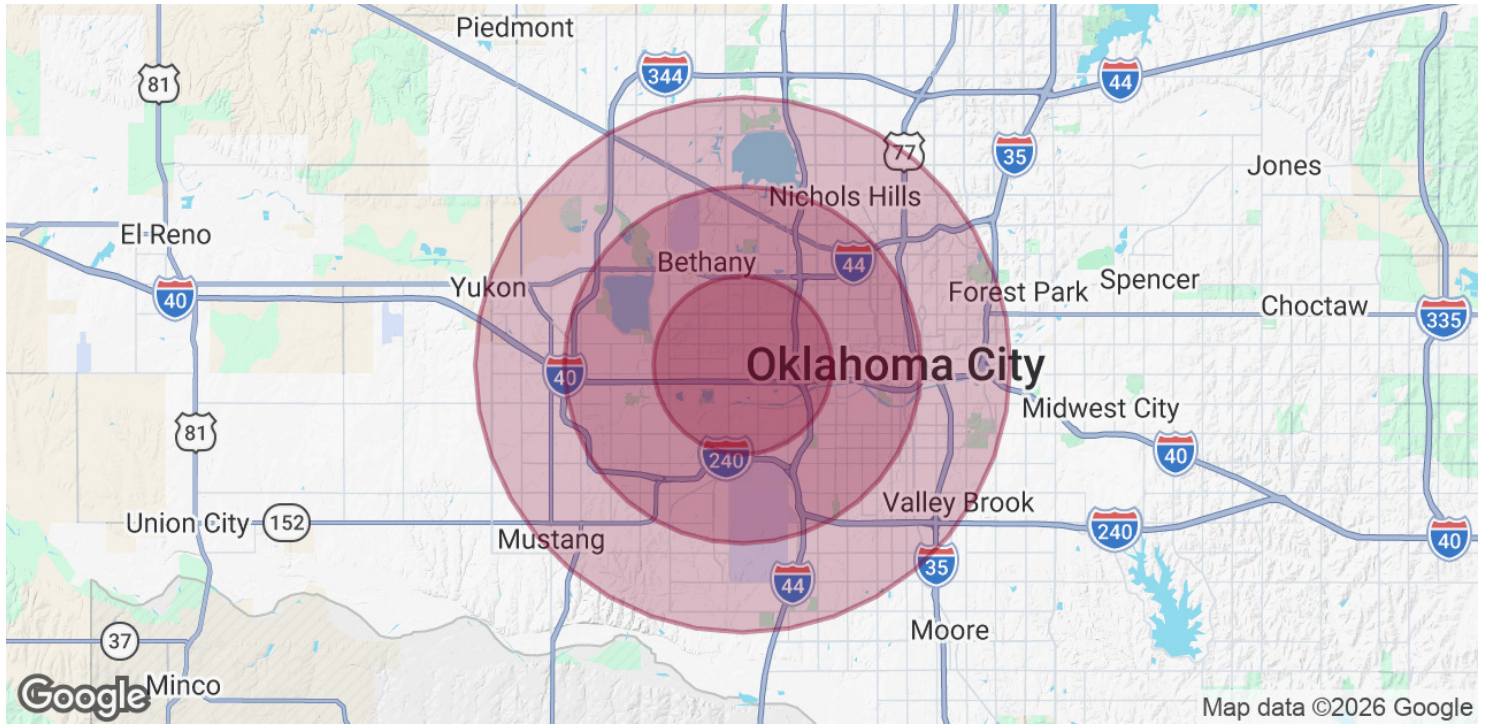
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POPULATION	3 MILES	6 MILES	9 MILES
Total Population	64,426	280,624	569,247
Average Age	36	37	38
Average Age (Male)	35	36	37
Average Age (Female)	37	37	39

HOUSEHOLDS & INCOME	3 MILES	6 MILES	9 MILES
Total Households	25,069	110,004	227,907
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$61,487	\$71,532	\$80,419
Average House Value	\$159,980	\$218,182	\$237,437

Demographics data derived from AlphaMap

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