

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This three-story, build-to-suit opportunity offers exceptional flexibility in one of Oklahoma City’s most desirable cultural corridors, just steps from the vibrant Plaza District. The site is zoned for a full three-story mixed-use building, and the owner is ready to deliver a custom build tailored to your vision—whether you're an investor, developer, or owner-user seeking a flagship location. The ground floor is ideal for a restaurant, café, bar, or retail concept, with large storefront windows and a pedestrian-friendly streetscape that complements the energy of the surrounding district. The upper floors offer limitless potential: modern office space, creative studios, boutique suites, or even a luxury penthouse residence. With its walkable setting, strong foot traffic, and close connection to the Plaza’s thriving restaurant, arts, and entertainment scene, this property presents a rare chance to secure a fully customized building in one of OKC’s most dynamic and continually growing areas. This is a standout investment opportunity with unmatched location appeal and long-term value.

OFFERING SUMMARY

White Box Finish:	\$1,795,000
Additional Finishes:	Negotiable
Lot Size:	6,982 SF
Building Size:	7,520 SF
Average Floorplate:	2,590 SF

CUSTOM HEADER

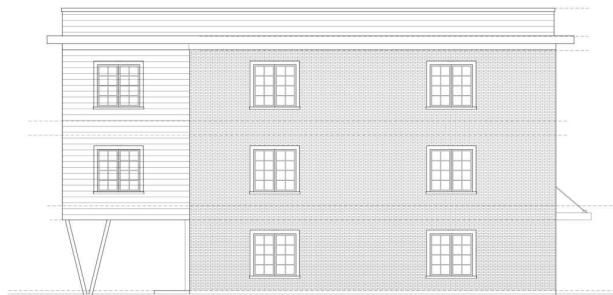
- Build-to-Suit Opportunity – Owner will deliver a fully customized three-story building tailored to your specific needs.
- Flexible Mixed-Use Zoning – Suitable for restaurant, retail, office, creative space, or a luxury penthouse residence.
- Prime Plaza District Proximity – Located just steps from one of OKC’s most vibrant cultural and commercial hubs.
- High Visibility & Foot Traffic – Ideal for customer-facing businesses seeking strong exposure and walkability.
- Investment or Owner-User – Perfect for long-term investors or buyers wanting to occupy and operate in a premier location.

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ELEVATIONS



NORTH ELEVATION



WEST ELEVATION

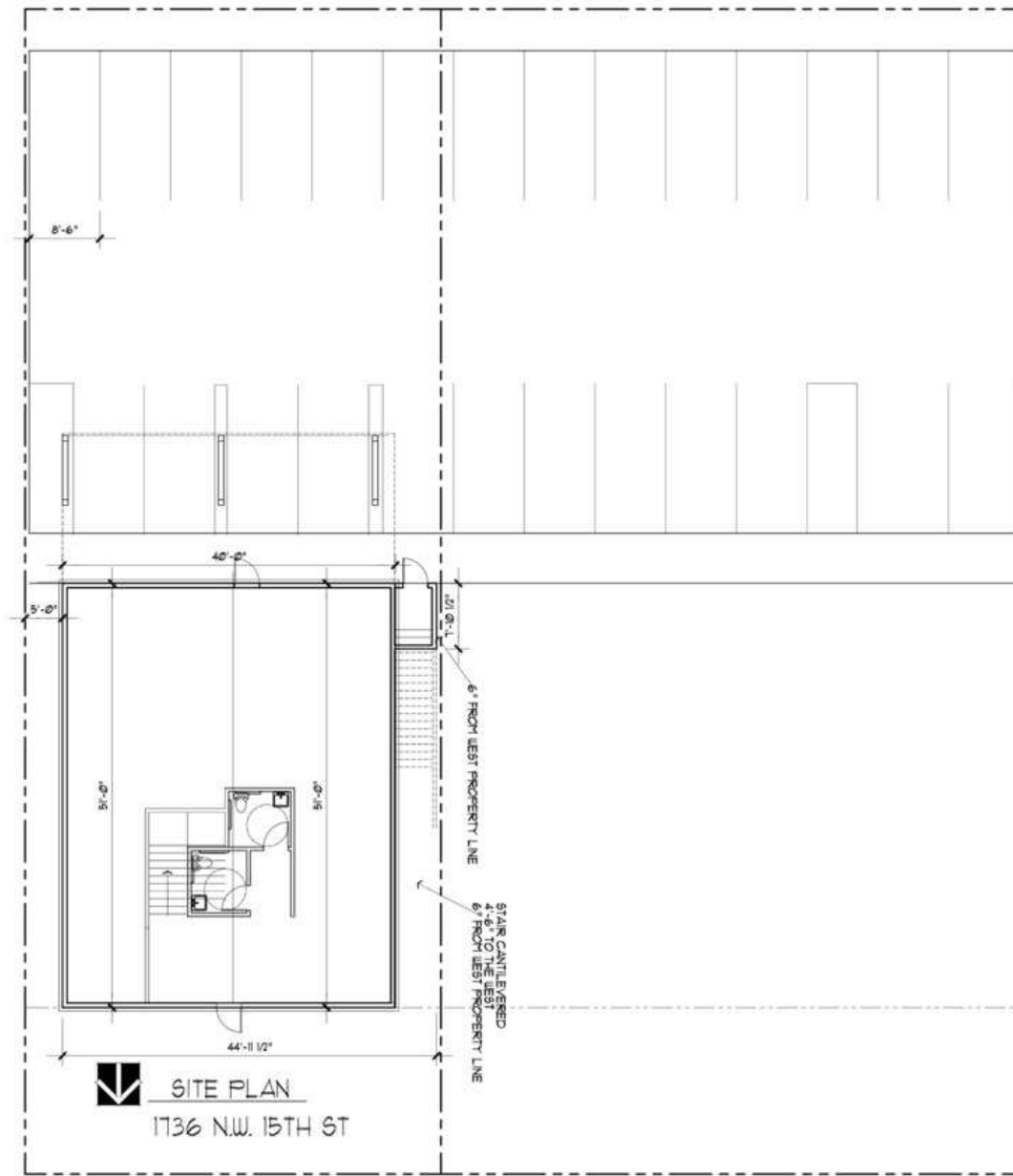


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SITE PLANS



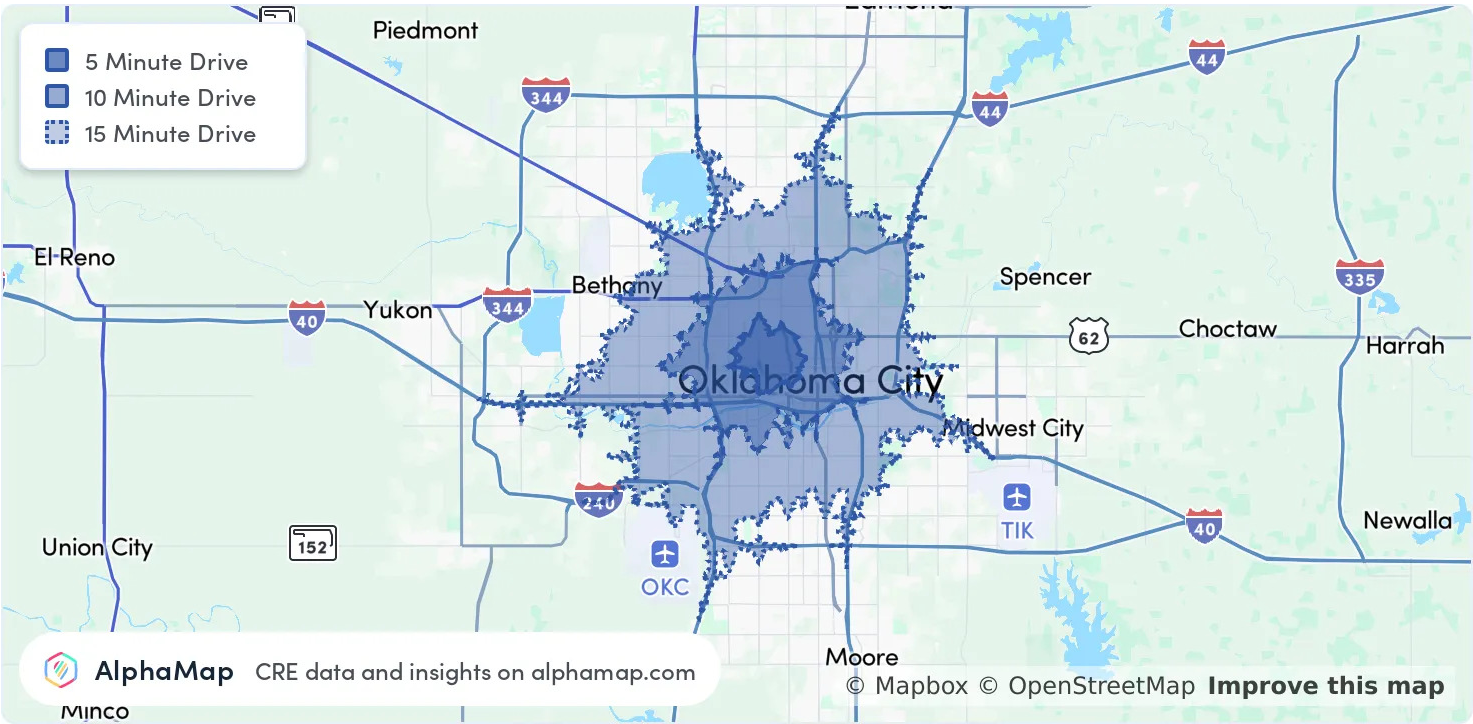
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This is an aerial map of Northwest Oklahoma City, Oklahoma. The map displays a dense grid of streets. Major streets labeled include NW 23rd St, NW 22nd St, NW 21st St, NW 20th St, NW 19th St, NW 18th St, NW 17th St, NW 16th St, NW 15th St, NW 14th St, NW 13th St, NW 12th St, NW 11th St, NW 10th St, NW 9th St, NW 8th St, and NW 7th St. Vertical streets shown include N Flynn Ave, N Barnes Ave, N Youngs Blvd, N Pennsylvania Ave, N Classen Blvd, N Western Ave, N Klein Ave, N Francis Ave, N McKinley Ave, N Brauer Ave, N Douglas Ave, and N Ellison Ave. Districts labeled on the map are GATEWOOD UCD, PLAZA DISTRICT, CLASSEN-TEN-PENN, CENTRAL OKLAHOMA CITY, and METRO PARK. A blue location pin is placed in the Plaza District, near the intersection of NW 15th St and N Classen Blvd. The map is sourced from Google, with data from 2025 Imagery, 2025 Airbus, Maxar Technologies, and Vexcel Imaging US, Inc.

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AREA ANALYTICS



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	17,895	77,518	258,158
Average Age	36	37	37
Average Age (Male)	36	37	36
Average Age (Female)	36	37	38

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	7,439	34,400	105,198
Persons per HH	2.4	2.3	2.5
Average HH Income	\$76,952	\$74,335	\$67,641
Average House Value	\$275,286	\$263,237	\$215,320
Per Capita Income	\$32,063	\$32,319	\$27,056

Map and demographics data derived from AlphaMap

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