

## 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, 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

Standard Office Finish (White Box):	\$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

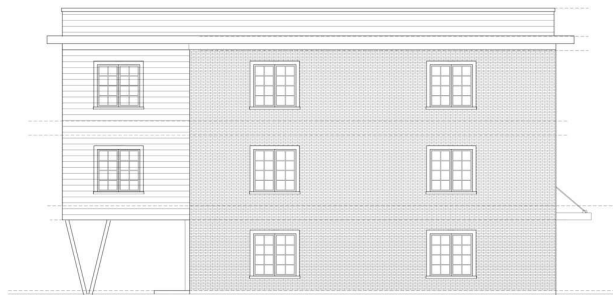
### ADEN STRUBLE

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## ELEVATIONS



NORTH ELEVATION



WEST ELEVATION

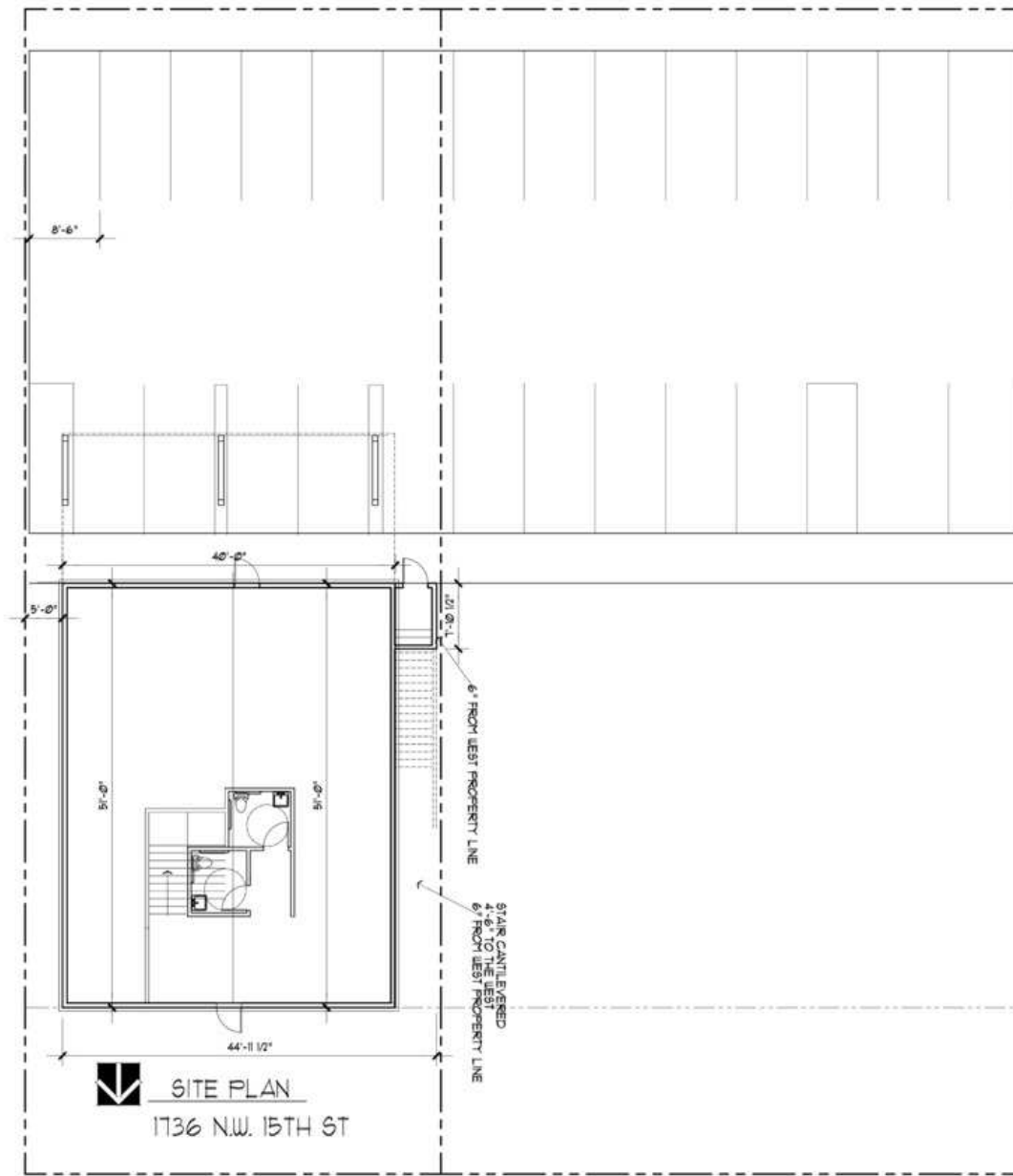


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SITE PLANS

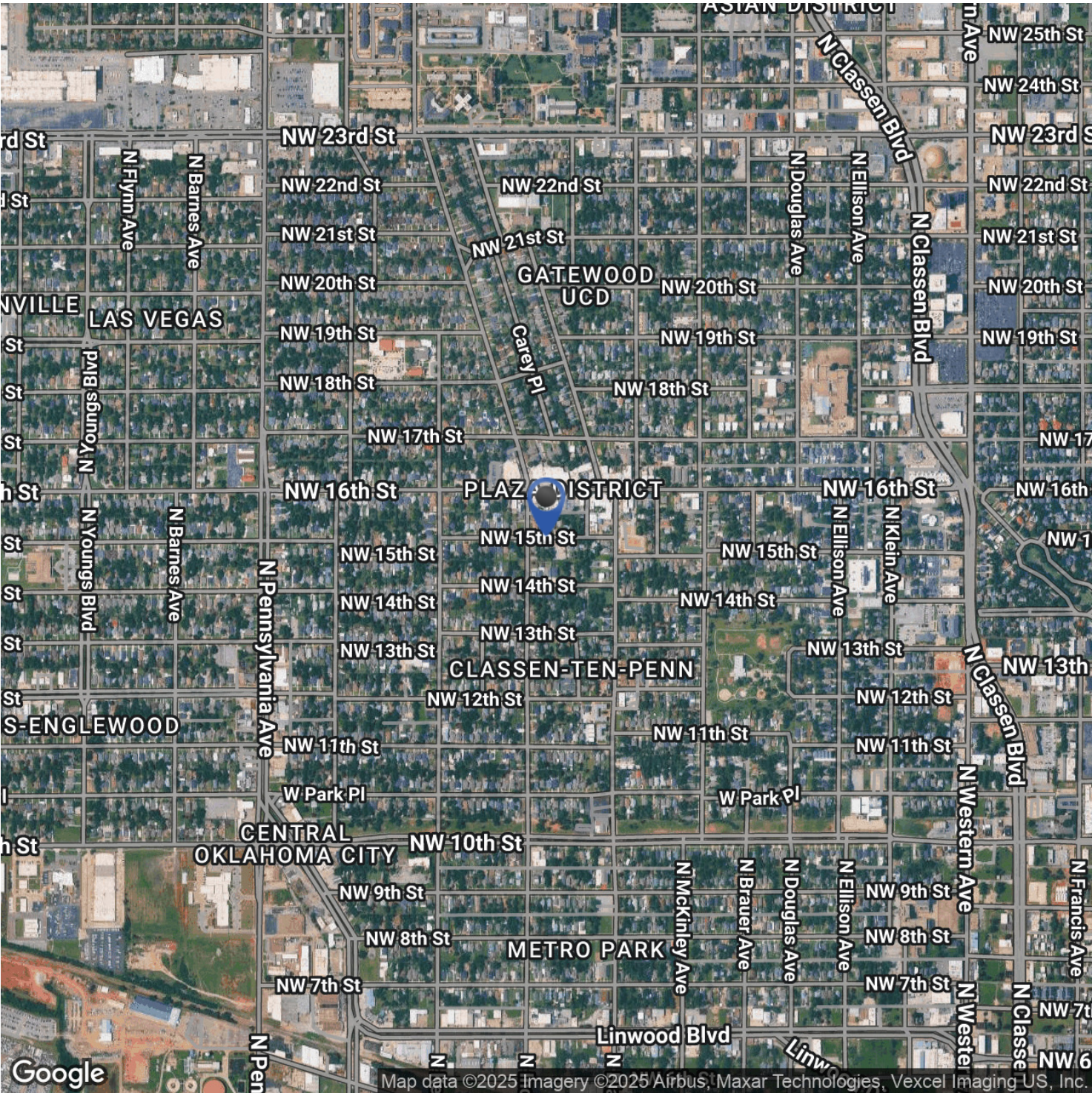


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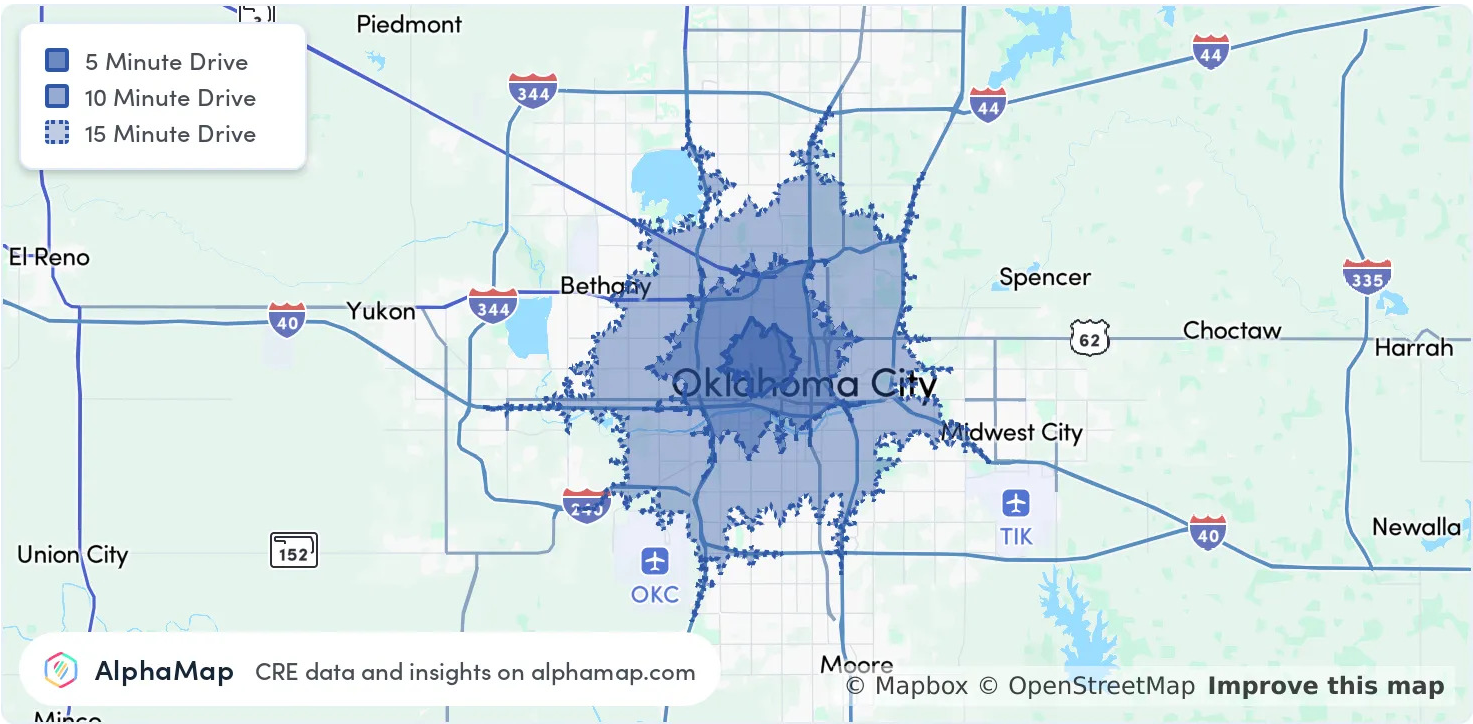
LOCATION MAP



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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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