

4 E. SHERIDAN AVENUE - SUITE 400  
OKLAHOMA CITY, OK 73104



Bricktown Office Space For Lease

7,500 SF MOL

Lease Price: \$22.00/SF Full Service

**NAI** **RED** COMMERCIAL  
REAL ESTATE

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## PROPERTY OVERVIEW

TOTAL SF	31,200 SF
LOT SIZE	0.18 ACRE +/-
YEAR BUILT	1906 / RENOVATED 2006
ZONING	BC

- Directly Adjacent to the New Thunder Arena-Set to Open 2028
- Move-In Ready with Private Offices, Open Workspace & Conference Areas
- Designated Parking Available
- Built In Bar/Kitchen Area
- Modern Finishes & Natural Lighting
- Center of OKC's Entertainment District
- Walkable Access to Downtown Core
- Surrounded by Growing Mix of Office, Hospitality, Multi-Family & Retail Development

## DEMOGRAPHICS



**POPULATION**  
 1 MILE: 5,829  
 3 MILES: 80,299  
 5 MILES: 223,548



**AVERAGE HOUSEHOLD INCOME**  
 1 MILE: \$95,335  
 3 MILES: \$71,153  
 5 MILES: \$67,981

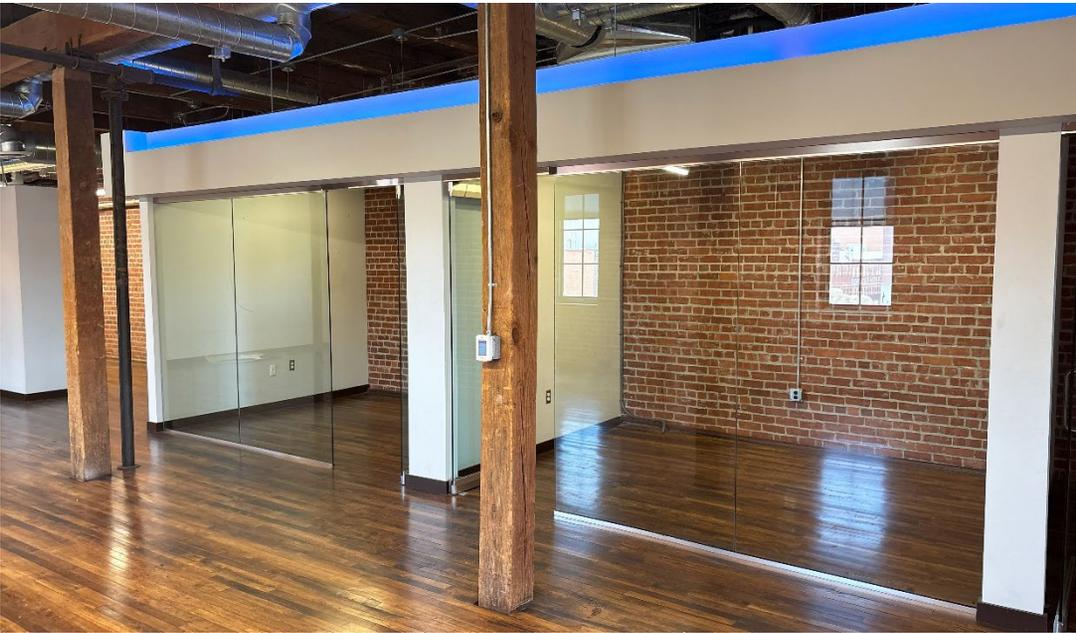
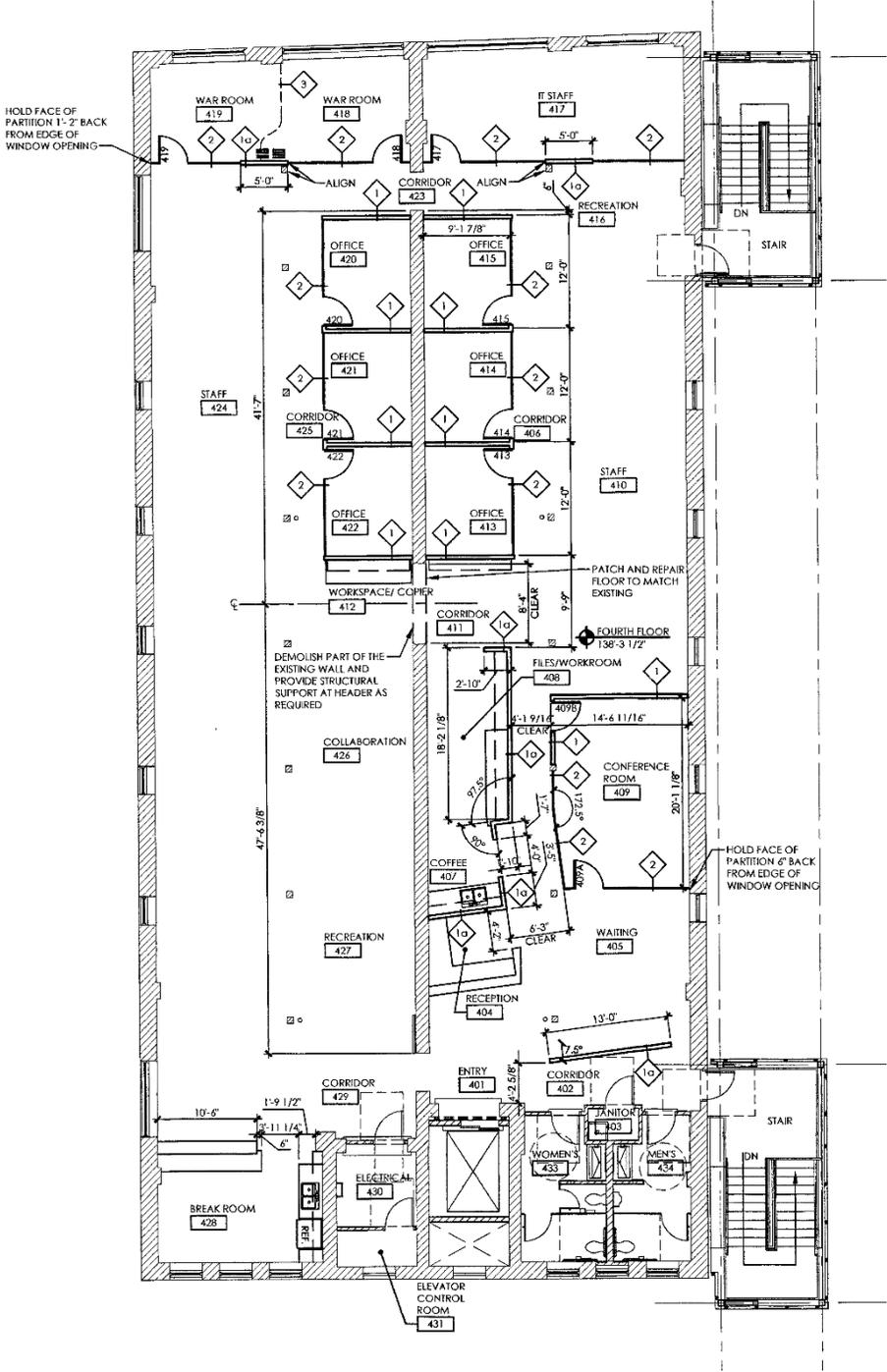


**TOTAL HOUSEHOLDS**  
 1 MILE: 3,423  
 3 MILES: 34,183  
 5 MILES: 89,286

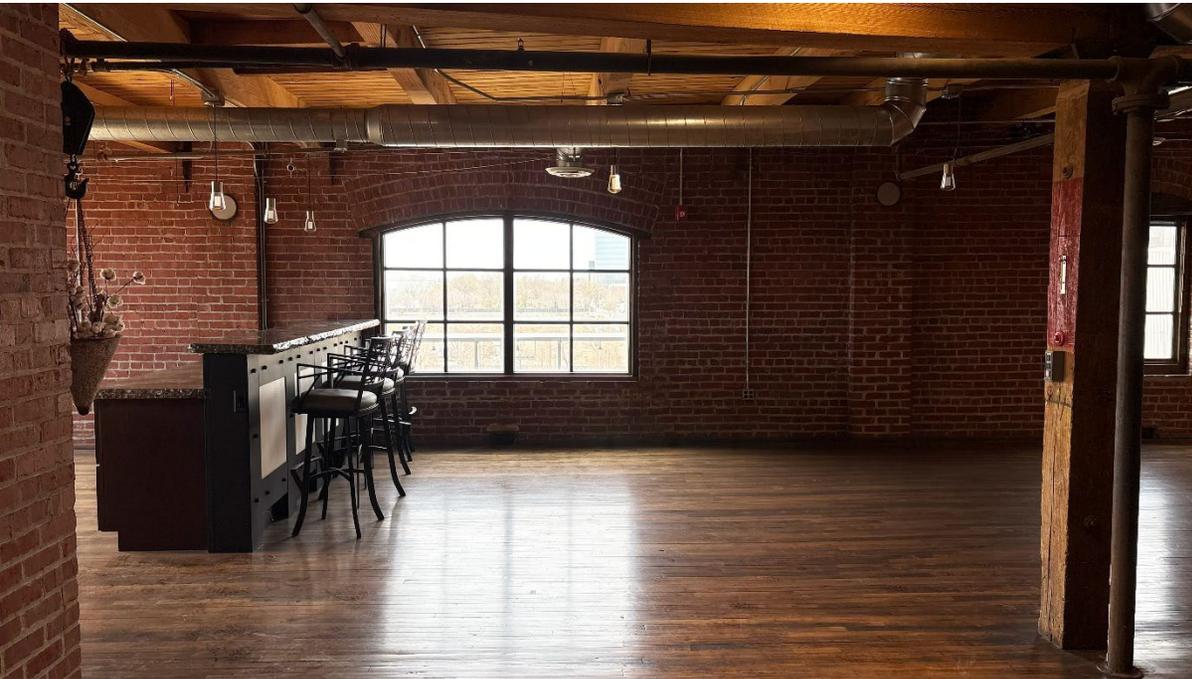
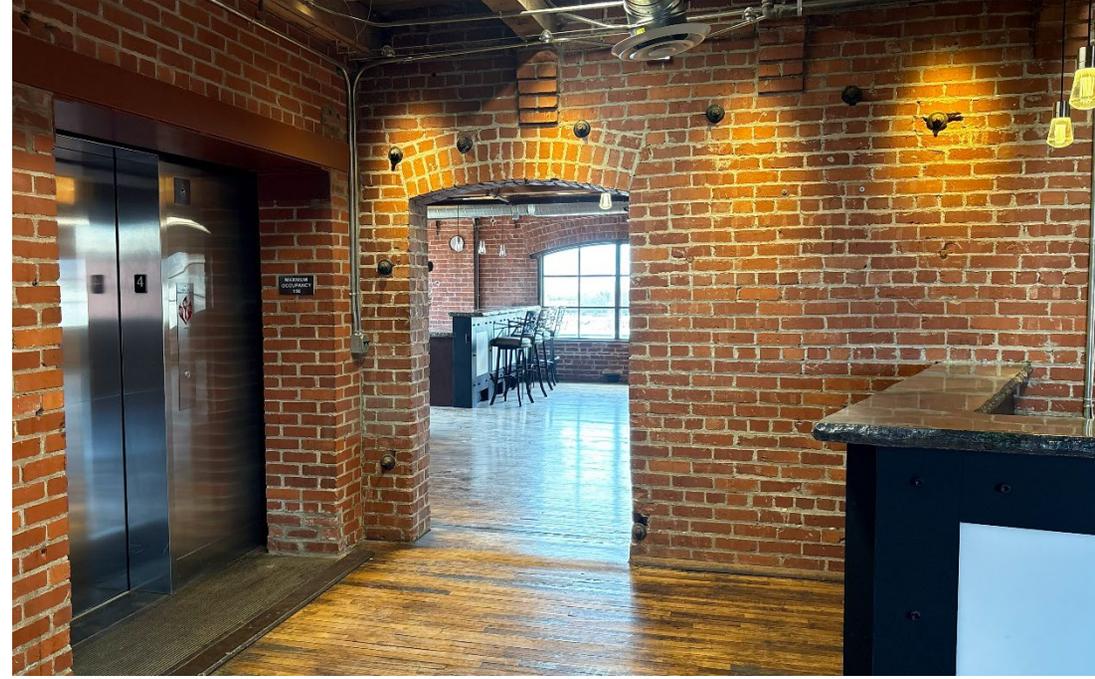


- 0.6 MILES FROM I-235
- 0.8 MILES FROM I-40
- 1.5 MILES FROM I-35

# 4 E. SHERIDAN AVENUE - SUITE 400 SITE PLAN



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