

OFFICE SPACE FOR LEASE

624 W SHERIDAN AVE

Oklahoma City, OK 73102

ADEN STRUBLE

405.210.3910

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Positioned in the heart of OKC’s vibrant Film Row district, this unique office space blends historic character with modern functionality. Featuring tons of exposed brick, high ceilings, and an open, flexible layout, this property is ideal for creative firms, professional offices, or businesses seeking a one-of-a-kind environment.

PROPERTY HIGHLIGHTS

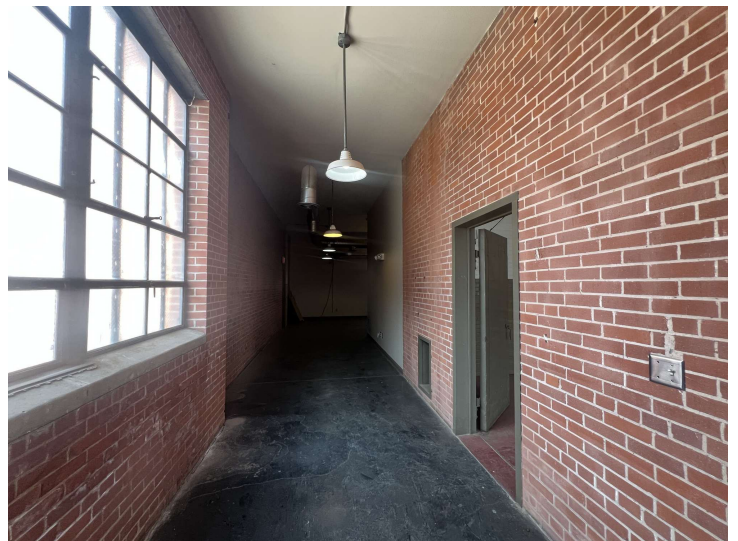
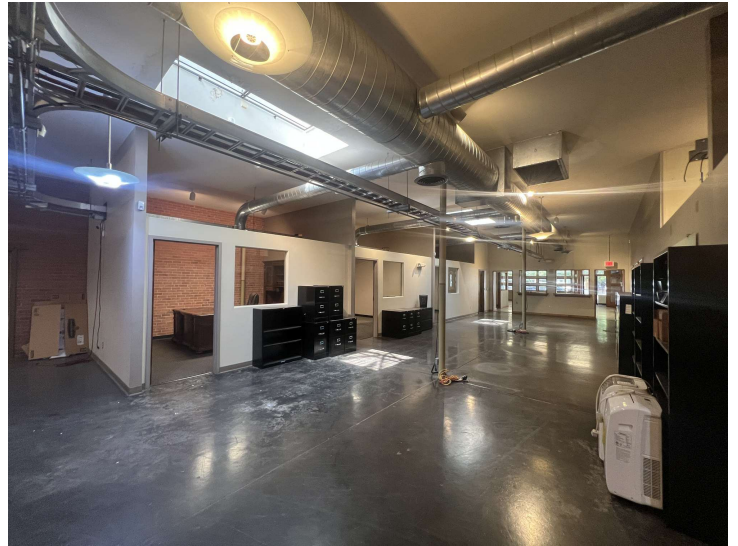
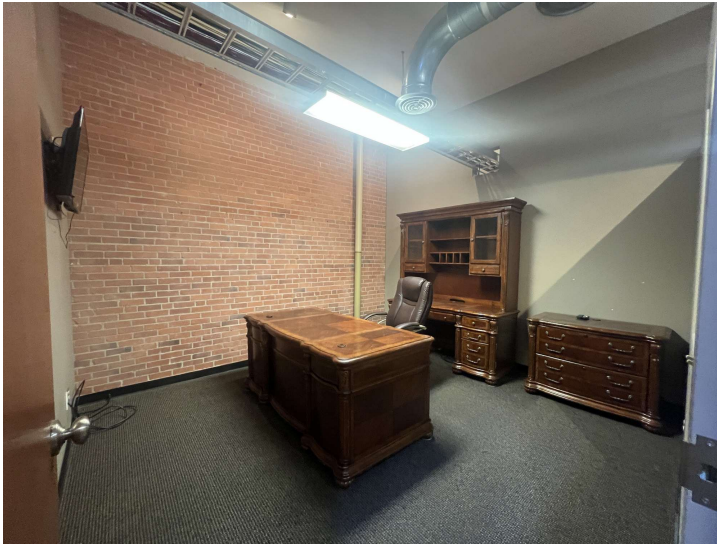
- DEDICATED PARKING LOT NEXT DOOR
- 7 private offices for focused work or team leads
- Large conference room perfect for client meetings or group collaboration
- Vault room offering secure storage or a distinctive feature for creative repurposing
- Multiple restrooms for convenience
- Kitchen area to serve staff and guests
- Historic architecture with exposed brick and character details throughout

Lease Rate:	\$13.50 SF/yr
NNN Rate:	\$2.01 SF/yr
Available SF:	6,286 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,255	32,915	82,325
Total Population	7,442	79,837	208,762
Average HH Income	\$71,481	\$66,648	\$61,503

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ADDITIONAL PHOTOS



FLOOR PLAN

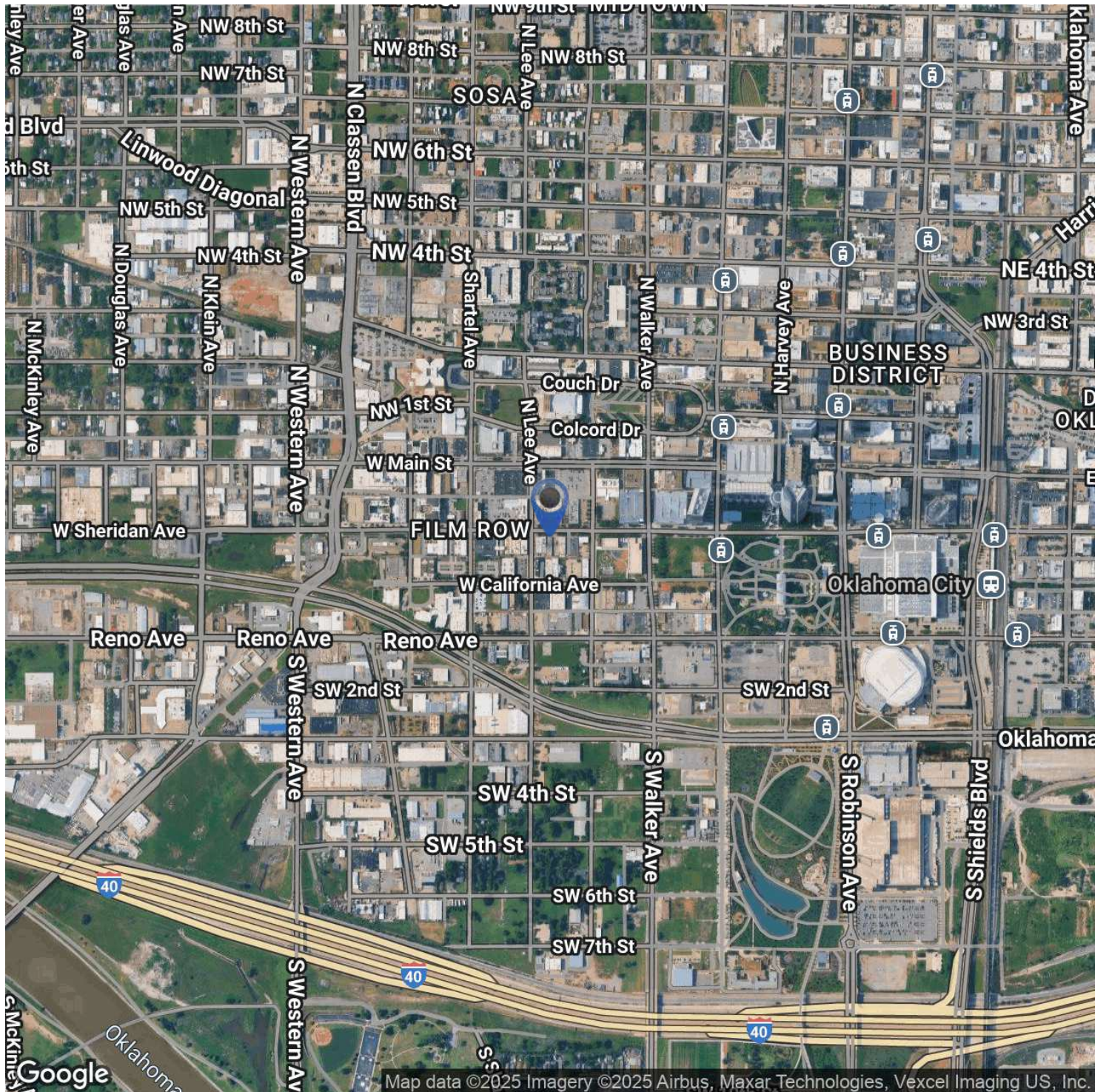


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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LOCATION MAP

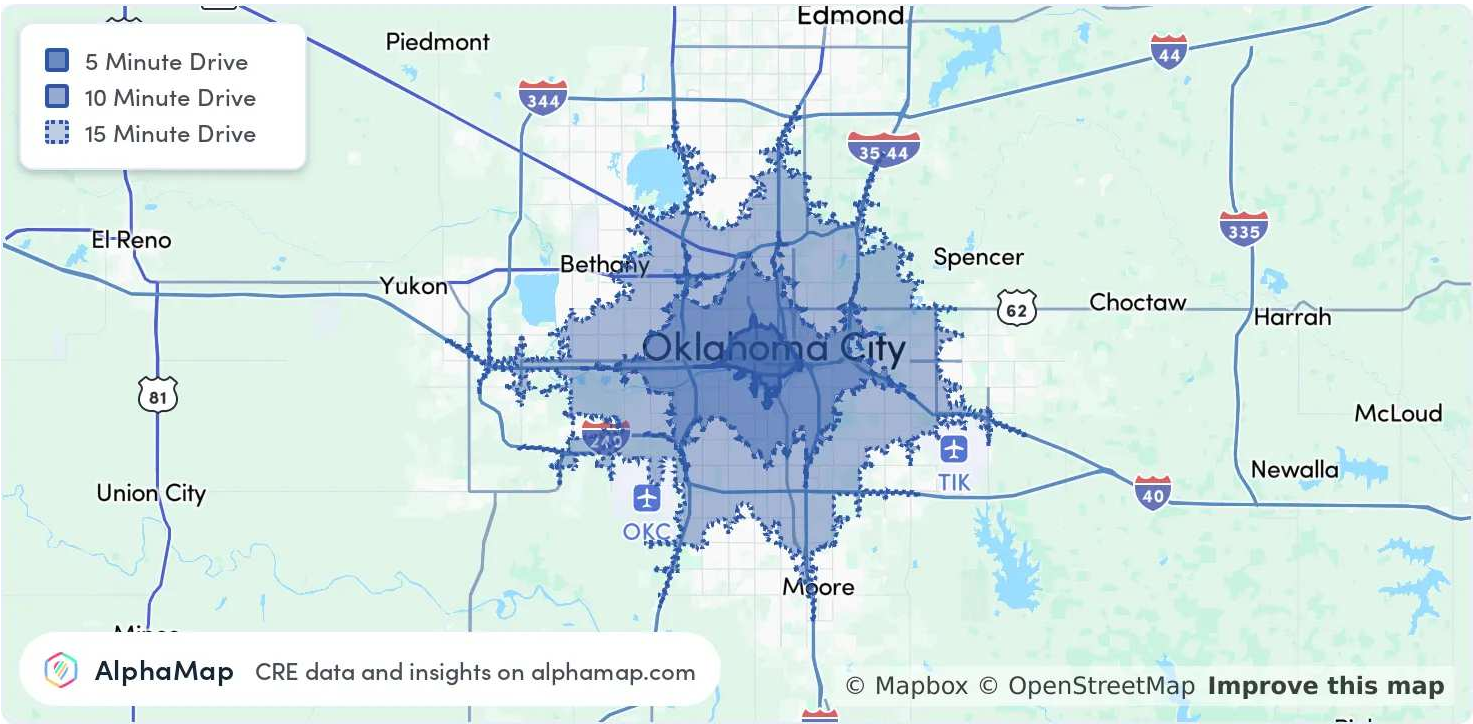


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AREA ANALYTICS



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	8,754	119,270	383,299
Average Age	38	36	37
Average Age (Male)	38	36	36
Average Age (Female)	37	36	38

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	3,506	47,418	152,624
Persons per HH	2.5	2.5	2.5
Average HH Income	\$65,341	\$63,441	\$66,041
Average House Value	\$348,795	\$206,039	\$196,267
Per Capita Income	\$26,136	\$25,376	\$26,416

Map and demographics data derived from AlphaMap

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