

**FOR SALE**

# DEAN MCGEE BUILDING

417 Dean A McGee Ave. Oklahoma City, OK 73102

**ADEPT**

COMMERCIAL REAL ESTATE

Andrew Hwang, Esq  
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Zach Martin  
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120 E SHERIDAN, SUITE 105E | OKLAHOMA CITY, OK 73104 | 405.602.2591 | ADEPTCRE.COM

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## OFFERING SUMMARY

Sale Price:	\$2,800,000
Lot Size:	0.48 Acres
Year Built:	1925
Building Size:	28,000 SF
Renovated:	2019
Zoning:	Downtown Business District
Market:	Oklahoma City
Submarket:	Central Business District

## PROPERTY OVERVIEW

This is a rare opportunity to own a standalone building in Downtown OKC with its own adjacent private parking lot. This historic concrete and steel structure is a legacy property with fantastic views of the downtown skyline.

## PROPERTY HIGHLIGHTS

- Located in the Central Business District and just a block away from Midtown
- Private parking lot with thirty parking spaces
- Newly renovated exterior
- One block from an OKC Streetcar stop
- Walkable location to multiple restaurants, Civic Center, OKC Museum of Art



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ADDITIONAL PHOTOS

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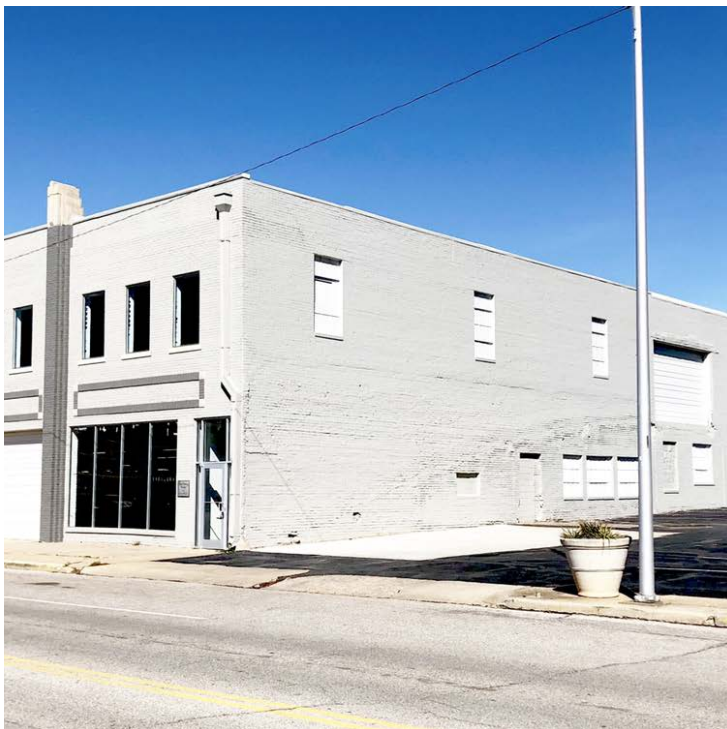
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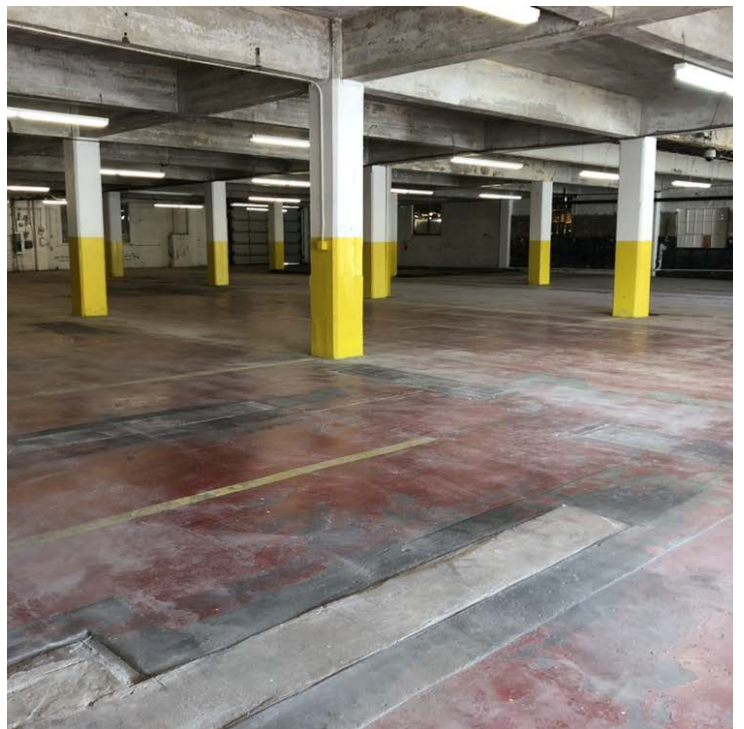
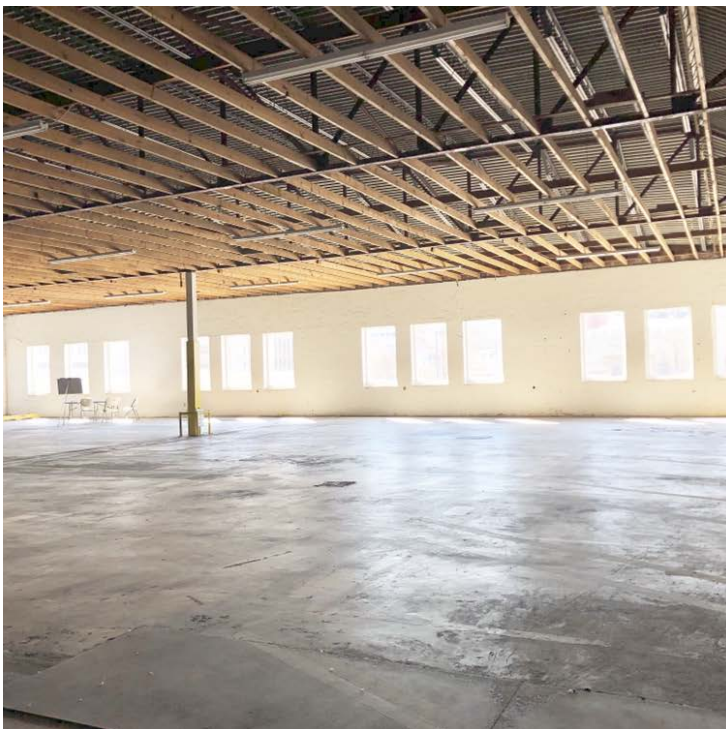
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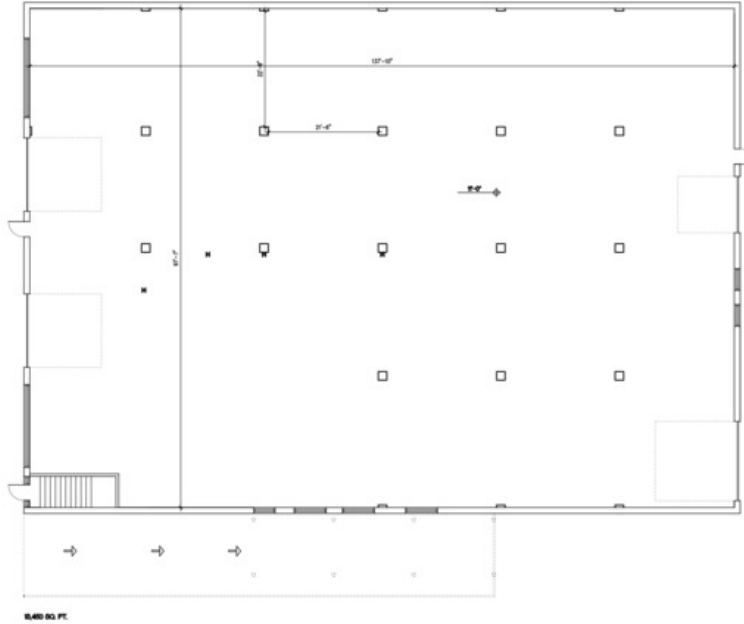
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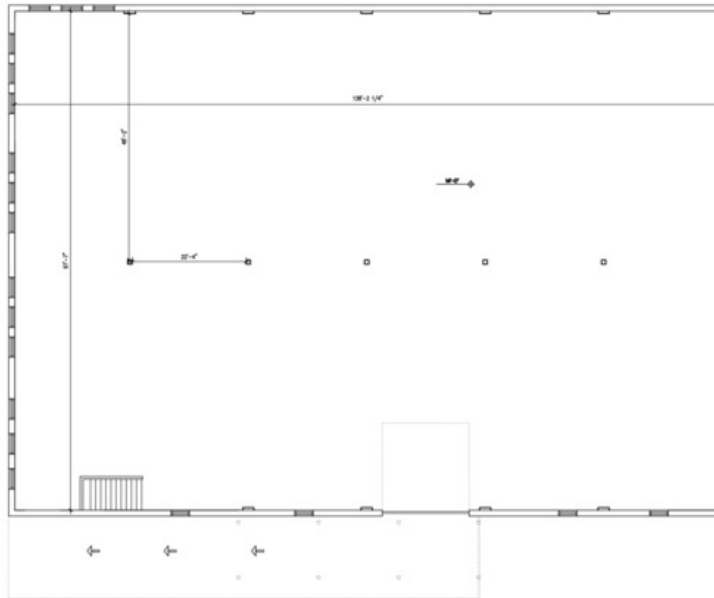
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EXISTING



EXISTING  
SECOND FLOOR PLAN

417 DEAN A. MCGEE AVE  
OKLAHOMA CITY, OK  
73102

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OKLAHOMA CITY, OK  
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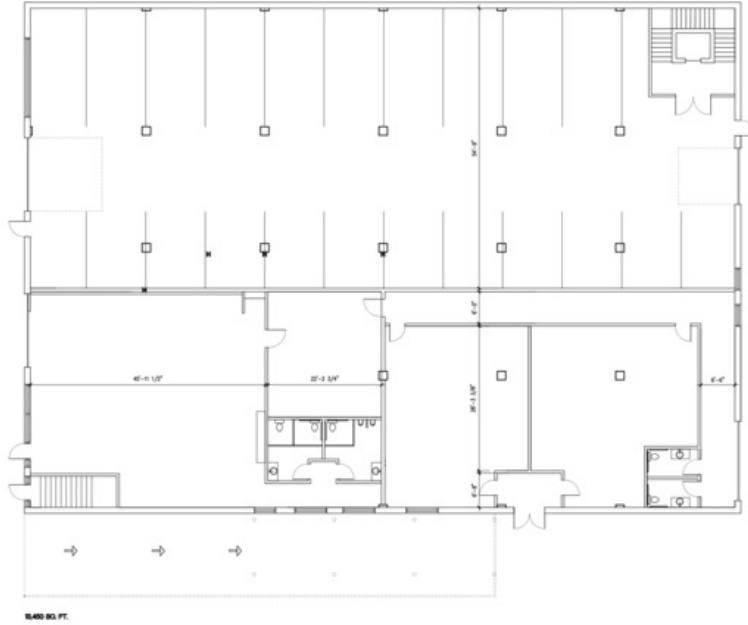
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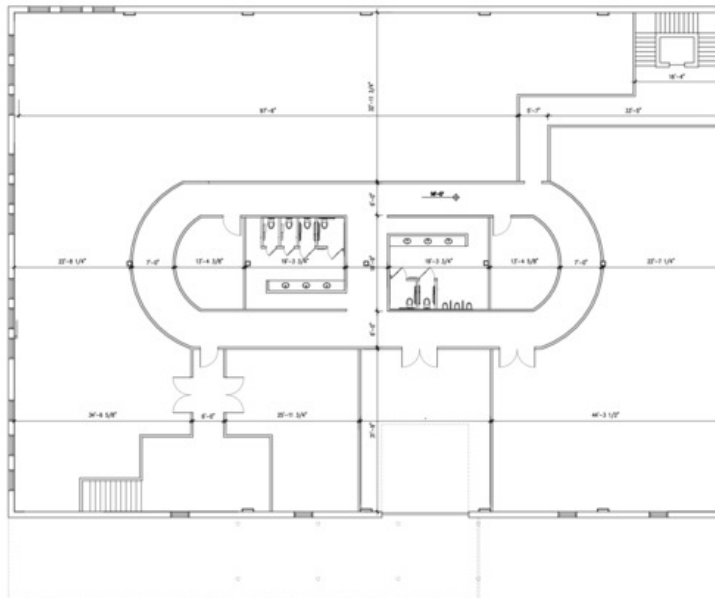
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PROPOSED



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OKLAHOMA CITY, OK  
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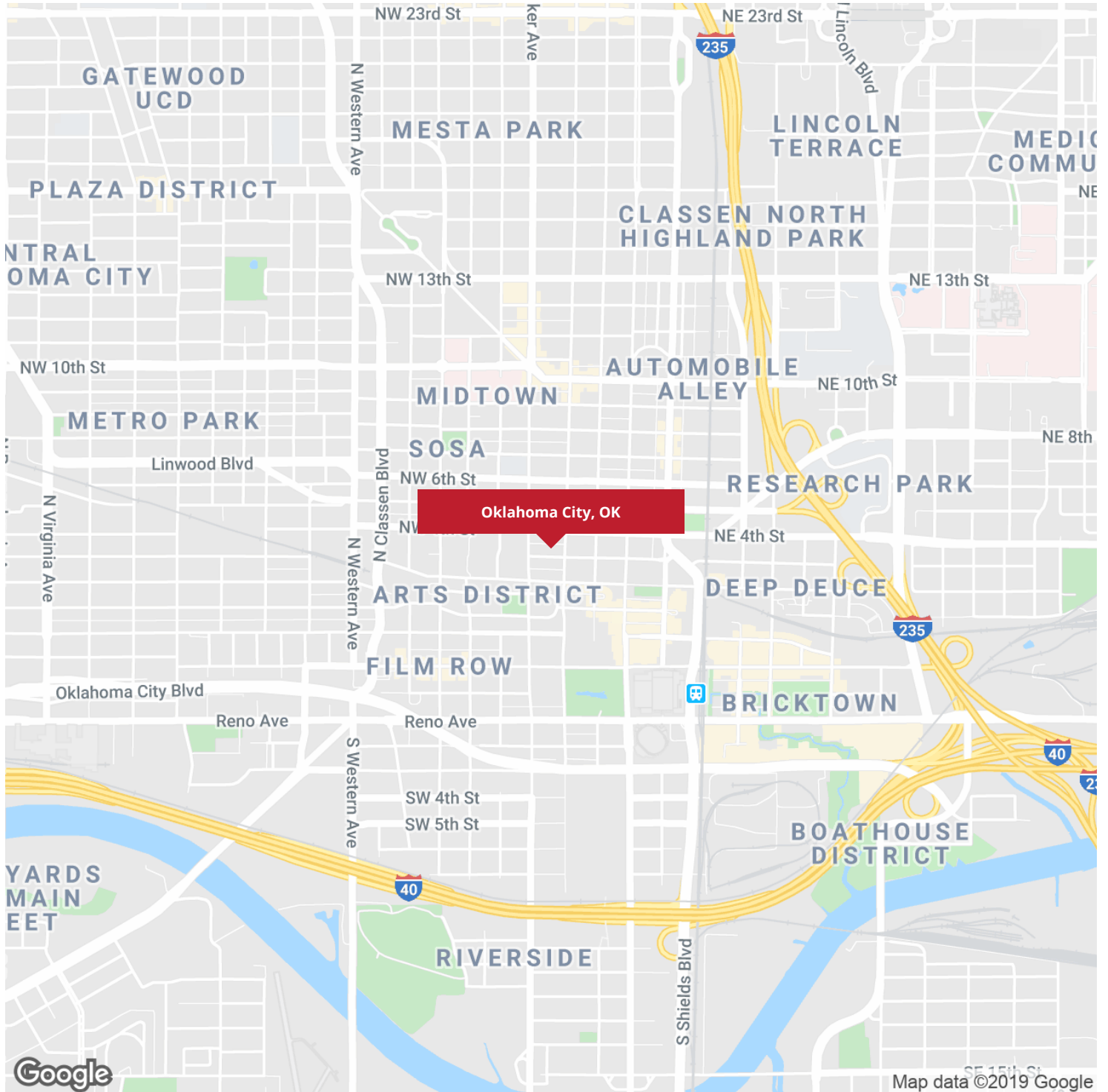
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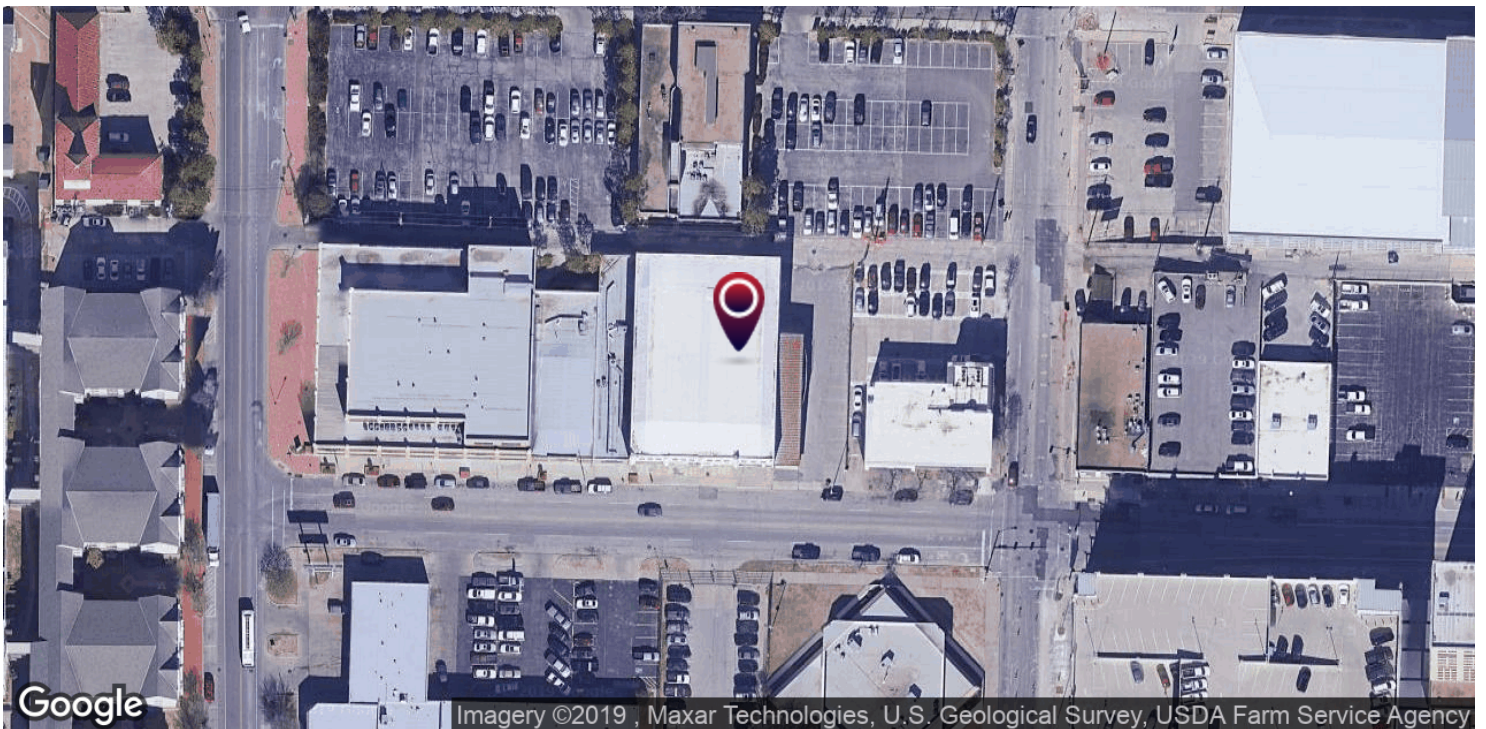
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	6,084	76,897	207,528
Median age	35.2	32.4	33.1
Median age (Male)	36.6	32.7	32.7
Median age (Female)	33.2	32.4	33.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,542	29,836	80,827
# of persons per HH	2.4	2.6	2.6
Average HH income	\$51,084	\$43,107	\$43,142
Average house value	\$449,169	\$164,252	\$127,015

\* Demographic data derived from 2010 US Census



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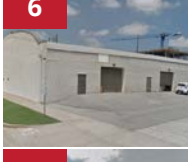


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# SALE COMPS SUMMARY

## DEAN MCGEE BUILDING

417 Dean A McGee Ave. Oklahoma City, OK 73102

SUBJECT PROPERTY		PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	
	 <p><b>Dean McGee Building</b> 417 Dean A McGee Ave Oklahoma City, OK 73102</p>	\$2,800,000	28,000 SF	\$100.00	-	-	
SALE COMPS		PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSE
	 <p><b>Central Business District Land</b> 425 Robert S Kerr Oklahoma City, OK 73102</p>	\$2,100,000	-	-	-	-	On Market
	 <p><b>Whitten Burrage Law Firm</b> 512 N Broadway Ave Oklahoma City, OK 73102</p>	\$2,200,000	20,700 SF	\$106.28	-	-	04/06/2016
	 <p><b>Blevins Paint &amp; Body</b> 801 N Broadway Ave Oklahoma City, OK 73102</p>	\$1,250,000	10,500 SF	\$119.05	-	-	06/29/2018
	 <p><b>Land Law Building</b> 124 NW 10th Street Oklahoma City, OK 73103</p>	\$1,950,000	5,847 SF	\$333.50	-	-	08/13/2018
	 <p><b>Former Brawley Rents</b> 1 NE 7th Street Oklahoma City, OK 73104</p>	\$1,185,000	12,140 SF	\$97.61	-	-	01/11/2018
	 <p><b>Indian Motorcycle Warehouse</b> 23 NW 10th Street Oklahoma City, OK 73103</p>	\$1,325,000	14,000 SF	\$94.64	-	-	05/20/2018
	 <p><b>Resolution Legal</b> 1210 N Hudson Oklahoma City, OK 73103</p>	\$2,680,000	23,256 SF	\$115.24	-	-	10/31/2016



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	<b>Former Hodges Restaurant Supply</b> 11 NW 10th Street Oklahoma City, OK 73103	\$1,275,500	12,140 SF	\$105.07	-	-	04/18/2018
	<b>Ryan Whaley Coldiron Jantzen Peters &amp; Weber</b> 400 N Walnut Ave Oklahoma City, OK 73104	\$1,500,000	10,416 SF	\$144.01	-	-	10/02/2018
	<b>Riggs Abney Law Firm</b> 528 NW 12th Street Oklahoma City, OK 73103	\$1,400,000	13,776 SF	\$101.63	-	-	06/12/2013
	<b>Travis Watkins Tax Resolution</b> 1200 N Robinson Ave Oklahoma City, OK 73103	\$600,000	14,680 SF	\$40.87	-	-	08/07/2018
	<b>Maoli Energy</b> 1701 N Broadway Oklahoma City, OK 73103	\$1,000,000	8,988 SF	\$111.26	-	-	03/13/2018
		<b>PRICE</b>	<b>BLDG SF</b>	<b>PRICE/SF</b>	<b>CAP</b>	<b># OF UNITS</b>	<b>CLOSE</b>
<b>Totals/Averages</b>		<b>\$1,538,792</b>	<b>13,313 SF</b>	<b>\$115.59</b>	<b>-</b>	<b>-</b>	



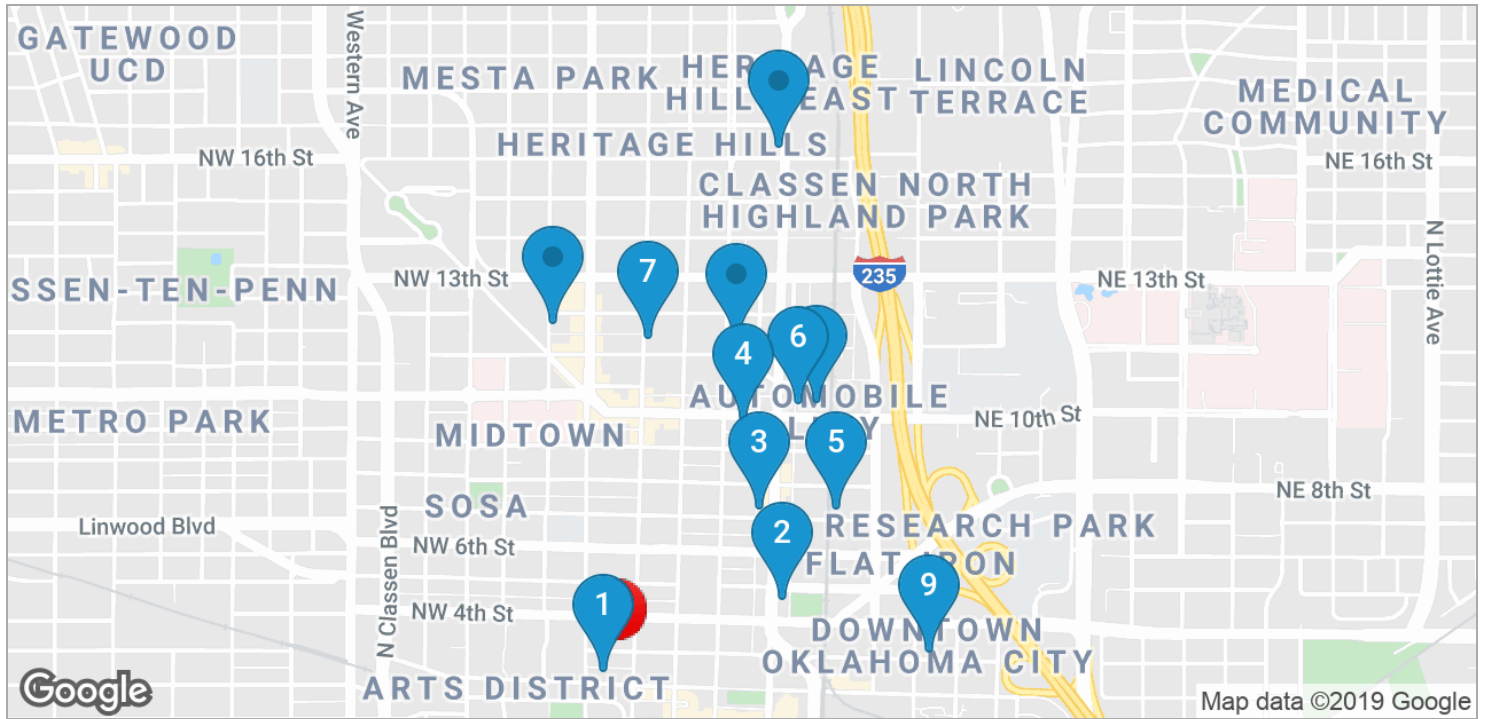
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417 Dean A McGee Ave | Oklahoma City, OK 73102



**1 CENTRAL BUSINESS DISTRICT LAND**

425 Robert S Kerr  
Oklahoma City, OK 73102



**2 WHITTEN BURRAGE LAW FIRM**

512 N Broadway Ave  
Oklahoma City, OK 73102



**3 BLEVINS PAINT & BODY**

801 N Broadway Ave  
Oklahoma City, OK 73102



**4 LAND LAW BUILDING**

124 NW 10th Street  
Oklahoma City, OK 73103



**5 FORMER BRAWLEY RENTS**

1 NE 7th Street  
Oklahoma City, OK 73104



**6 INDIAN MOTORCYCLE WAREHOUSE**

23 NW 10th Street  
Oklahoma City, OK 73103



**7 RESOLUTION LEGAL**

1210 N Hudson  
Oklahoma City, OK 73103



**8 FORMER HODGES RESTAURANT SUPPLY**

11 NW 10th Street  
Oklahoma City, OK 73103



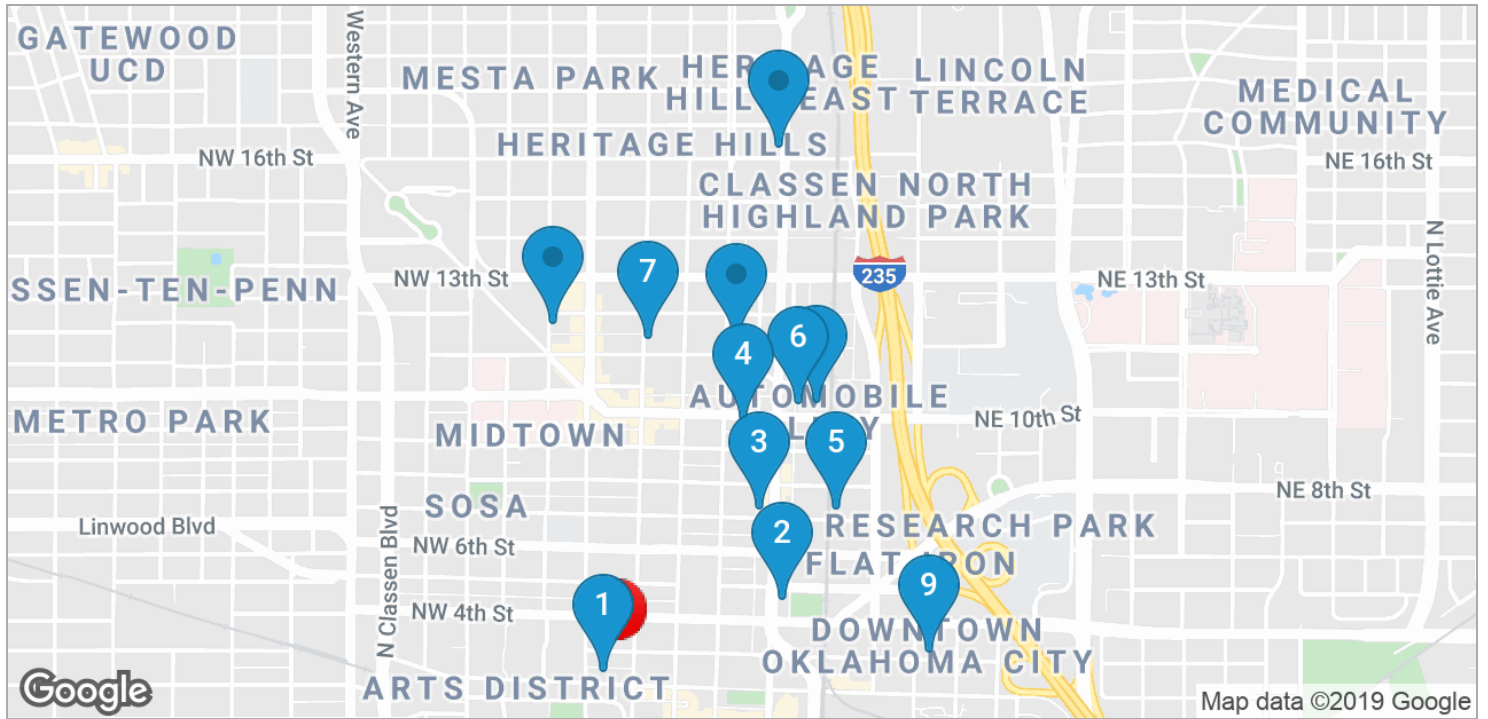
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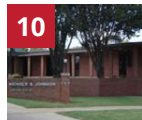


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**RYAN WHALEY COLDIRON JANTZEN  
PETERS & WEBER**  
400 N Walnut Ave  
Oklahoma City, OK 73104



**RIGGS ABNEY LAW FIRM**  
528 NW 12th Street  
Oklahoma City, OK 73103



**TRAVIS WATKINS TAX RESOLUTION**  
1200 N Robinson Ave  
Oklahoma City, OK 73103



**MAOLI ENERGY**  
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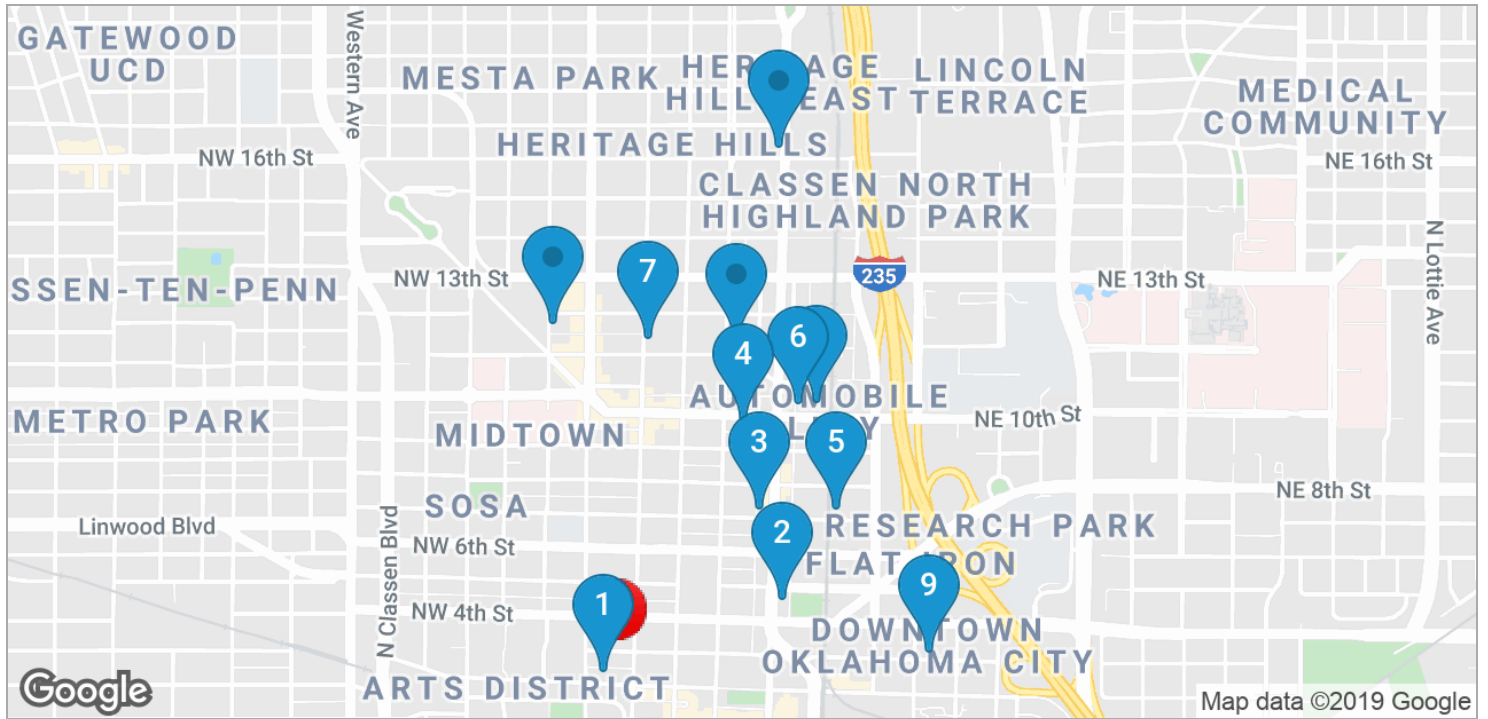
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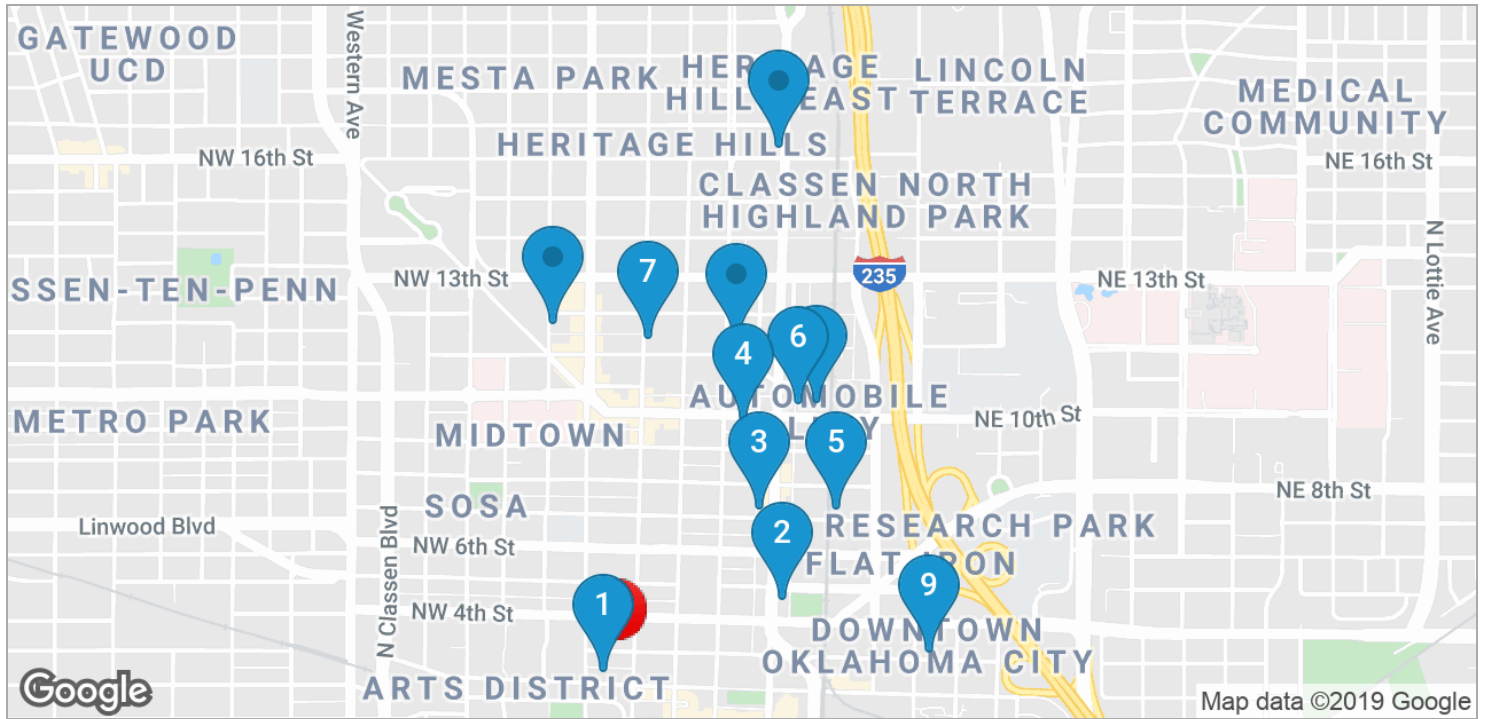
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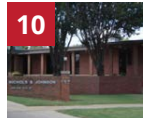


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## ANDREW HWANG, ESQ

Partner

andrew@adeptcre.com

Direct: 734.223.6284

OK #170740

### PROFESSIONAL BACKGROUND

Andrew Hwang serves as the Co-Founder and Managing Partner for ADEPT Commercial Real Estate and is an Of Counsel Real Estate Attorney with Riggs, Abney, Neal, Turpen, Orbison & Lewis. Prior to co-founding ADEPT, he was an Advisor for SVN Land Run and a recipient of the SVN Achiever Award. Andrew is a real estate professional with nine years of experience in commercial real estate investments, brokerage, and development. He is married to his wife, Sophia, and together, they have two young boys named Andrew Jr. and Ezekiel.

#### Recent Transactions:

Central Plaza Student Housing - \$6.8M | LSB Chemicals Corporate Office (3 properties) - \$3.95M | IronGate Industrial Park (6 properties) - \$2.5M | Automobile Alley Portfolio (3 properties) - \$2.89M | NE 7th & Oklahoma - \$1.58M | Retail Portfolio in Del City, OK (11 properties) - \$2.3M | Individual Assurance Company Portfolio - \$3M | FLC Acquisitions (3 properties) - \$4M | 8th Street Market - \$1.2M | Black Mesa Brewing Company - \$750k | UKC Portfolio (3 properties) - \$1.05M | Medical Building Portfolio (RMO & ComFoCare) - \$1.55M | Timberbrooke Professional Center (5 properties) - \$2.4M | Plaza Garage - \$1.225M | 1720 National Development - \$2.5M | Emerson South High School Lease

### EDUCATION

University of Michigan-Ann Arbor - BA Economics  
University of Oklahoma College of Law - Juris Doctor

### MEMBERSHIPS

Oklahoma Bar Association  
Urban Land Institute  
Commercial Real Estate Council  
International Council of Shopping Centers  
Leadership OKC Class XXXVI - Alumni  
University of Michigan-OKC Alumni Association - President  
University of Michigan-OKC Scholarship Endowment - Trustee  
The Mentoring Project - Mentor  
Frontline Church - Finance Committee  
Ronald McDonald House Charities - Board Member



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## ZACH MARTIN

Partner

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**Direct:** 405.823.1644

OK #151557

### PROFESSIONAL BACKGROUND

Zach Martin serves as the Co-Founder and Managing Partner for ADEPT Commercial Real Estate specializing in the sale of office buildings in Oklahoma. Prior to co-founding ADEPT, he was the Vice President for Newmark Grubb Levy Strange Beffort.. Zach has been a real estate professional specializing in investment sales, leasing, and development for over fourteen years. Martin's community involvement includes: Member of the Oklahoma Commercial Real Estate Council, member of the Oklahoma Urban Land Institute, voting member of the City Rescue Mission's Board of Directors, 18 years of attendance at Life Church and OKC Biz 40 Under 40 Achievement Award Recipient.

#### Martin's Career Highlights:

\$80,000,000 development of the West Village Apartments in Downtown Oklahoma City | \$4,000,000 sale of the former LSB Campus located in Penn and I-40 in Oklahoma City | \$13,500,000 sale of 4801 Gaillardia Parkway in Oklahoma City | sale of the 100,000 square foot Century Center mall in downtown Oklahoma City | \$18,000,000 redevelopment of the historic Mideke Building in Bricktown | \$6,500,000 sale of Lake Park Office Tower in Oklahoma City | \$6,500,000 sale of the historic Oklahoma Hardware building in Bricktown | \$6,400,000 sale of the historic Kingman building in Bricktown | \$5,800,000 sale of the Bricktown Central Buildings located at 120 E Sheridan Avenue in Bricktown | \$1,450,000 sale of an industrial building located at 901 W California in downtown Oklahoma City | \$4,600,000 sale of Riverwalk shopping center in Moore | \$8,000,000 sale of 4700 Gaillardia Parkway in Oklahoma City | \$4,000,000 development of the Oklahoma Municipal Assurance Group Building in Edmond | \$4,200,000 sale of 3700 and 3800 Classen Boulevard in Oklahoma City | \$3,750,000 sale of The Expressways office building located at 2525 N.W. Expressway in Oklahoma City | \$3,500,000 sale of the Integris Family Care Building located at 1700 Renaissance Boulevard in Edmond Oklahoma | Martin leased over 225,000 square feet of office space at the First National Center to Devon Energy in 2007 | \$2,225,000 sale of an office building located at 1401 S. Douglas in Midwest City | \$1,550,000 sale of the Belle Isle Church Building in Oklahoma City | \$2,000,000 sale of the Flag Pole Lot (SE corner Sheridan & Oklahoma Ave) development site in Bricktown | \$1,300,000 sale of an office building at 4233 Charter Avenue in Oklahoma City | \$8,000,000 sale of 4700 Gaillardia Parkway in Oklahoma City



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