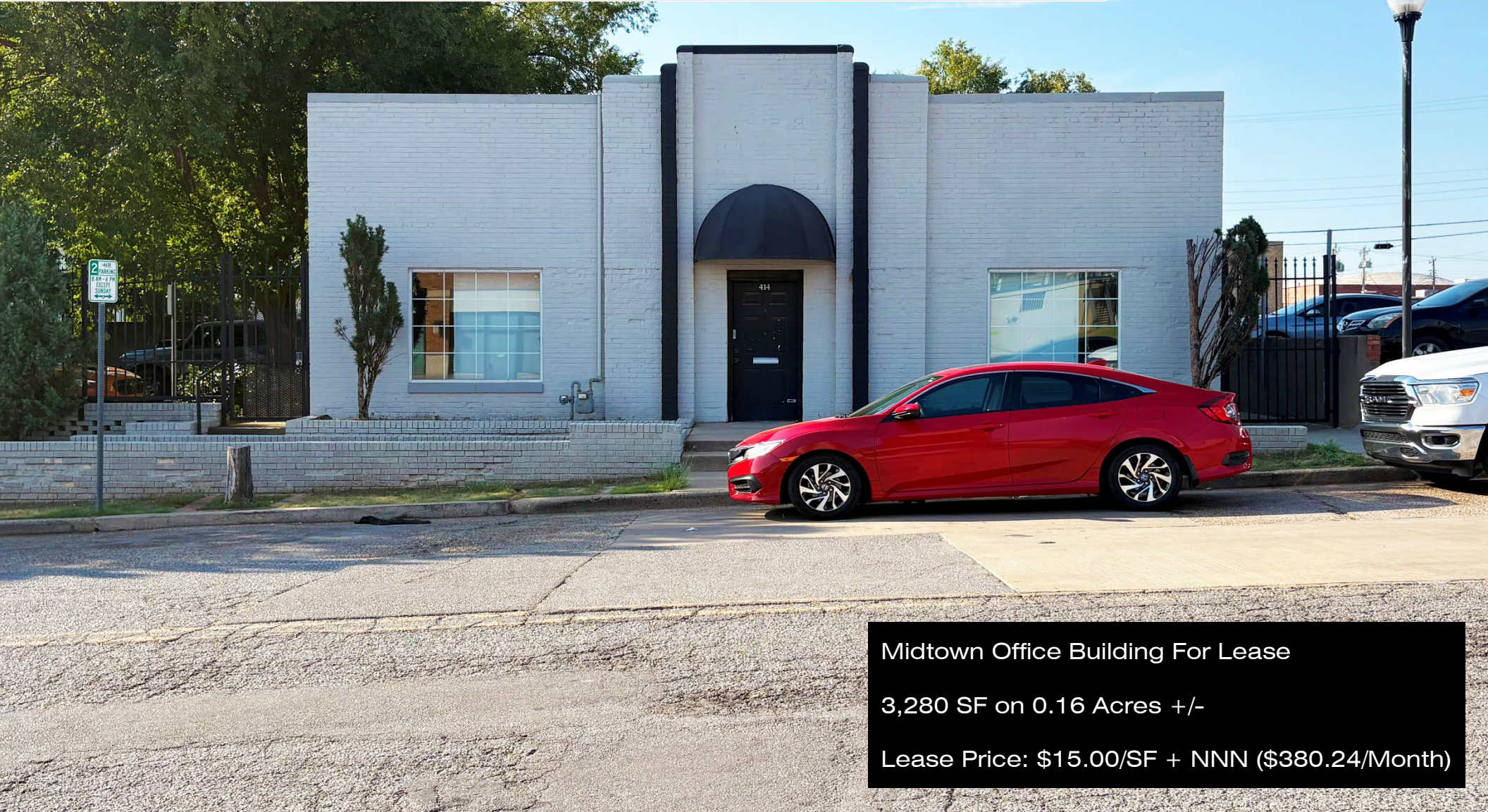


414 N.W. 7TH STREET
OKLAHOMA CITY, OK 73102



Midtown Office Building For Lease

3,280 SF on 0.16 Acres +/-

Lease Price: \$15.00/SF + NNN (\$380.24/Month)

NAIRED COMMERCIAL
REAL ESTATE

405.840.0600 | NAIRED.COM

ABBIEY SULLIVAN
405.863.7590
ABBIEY@NAIRED.COM



PROPERTY OVERVIEW

TOTAL SF	3,280 SF +/-
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LOT SIZE	0.16 ACRE +/-
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YEAR BUILT	1949
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ZONING	DBD
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PROPERTY HIGHLIGHTS

- Office or Retail Space with Kitchenette and Bathrooms
- 3 Dedicated Parking Spaces
- Open Floor Plan

LOCATION HIGHLIGHTS

- Walking Distance to Restaurants, Bars, and Downtown Core
- 2 Minute Drive to St. Anthony's Hospital
- 5 Minutes to I-235
- 7 Minutes to I-40

DEMOGRAPHICS



POPULATION

1 MILE: 11,370
3 MILES: 83,471
5 MILES: 218,166



AVERAGE HOUSEHOLD INCOME

1 MILE: \$95,382
3 MILES: \$76,722
5 MILES: \$71,099



TOTAL HOUSEHOLDS

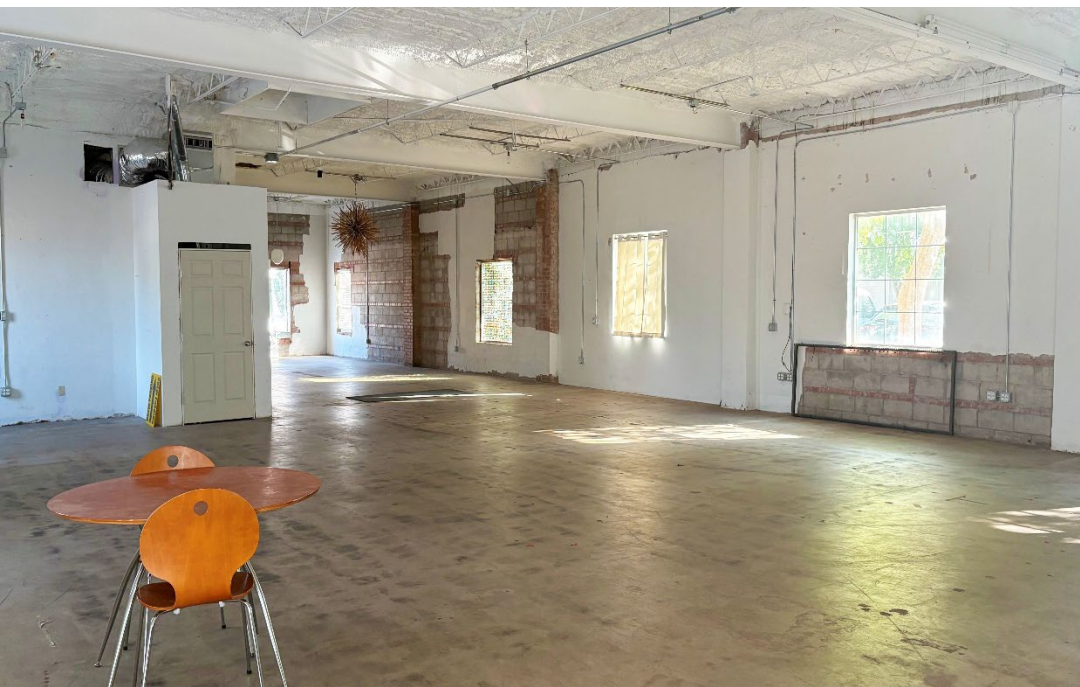
1 MILE: 6,091
3 MILES: 36,735
5 MILES: 88,867



DRIVE TIMES

1 MILE FROM I-245
1.5 MILES FROM I-40
2.5 MILES FROM I-35
4.5 MILES FROM I-44

414 N.W. 7TH STREET - PHOTOS



ABOUT MIDTOWN

Oklahoma City's cozy Midtown community is located just north of downtown OKC's City Center. It features shopping, restaurants, bars, housing, lodging, and many professional services. Midtown is known for its historic preservation, local and independent merchants, as well as diverse, welcoming neighbors.

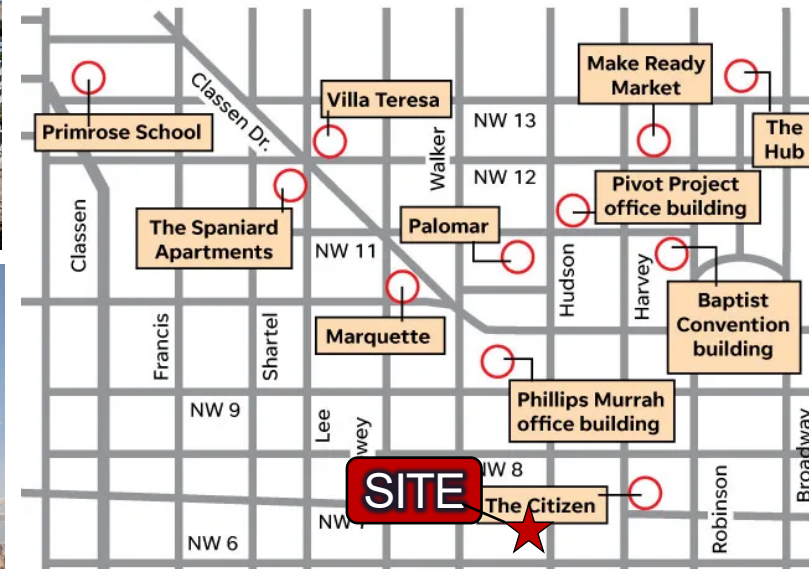
NEW DEVELOPMENTS

- **The Eddie**
(\$19.8 Million Mixed-Use Development – 48 Residential Apartments, Ground Level Retail & Public Park)
- **Mezzo Bakery**
(European-Inspired, Italian-Focused Café & Bakery)
- **New Phillips Murrah Building**
(5 Story, Class A Mixed Use-Top 3 Floors are Offices & Bottom 2 Floors are Retail, Restaurant & Bank)
- **New Palomar Family Justice Center**
(Maps 4 \$42 Million Project, 72,884 SF Facility Expected Completion 2027)



Midtown Rising

Eleven projects are underway or planned in the area historically known as Midtown, a downtown district that is west of Automobile Alley and north of the central business district.



414 N.W. 7TH STREET - AERIAL

