CENTRAL EXCHANGE

7&11 NE 6TH STREET
OKLAHOMA CITY, OK 73104

SCAN TO TOUR

OFFERING MEMORANDUM

CUSHMAN & WAKEFIELD | COMMERCIAL OKLAHOMA

PROPERTY SUMMARY

ADDRESS:	7&11 NE 6th Street Oklahoma City, OK 73104
BUILDING SIZE:	± 42,886 SF**
LOT SIZE:	± 1.18 Acres
YEAR BUILT | RENOVATED:	1925 | 2019
STORIES:	
7 NE 6th:	3 + Lower Level*
11 NE 6th:	2 + Lower Level
PARKING:	Surface
	Covered Available
AVERAGE RENT/SF:	$24.25 NNN
CURRENT OCCUPANCY:	95.46%

*Class “A” Lower Level with Light Wells
**Includes Lower Level & Lower Level Common Areas.

Central Exchange is ideally situated in Automobile Alley, within the greater Midtown Oklahoma City submarket. Anchored by the iconic Broadway Avenue corridor, the location offers quick connectivity to Downtown’s Central Business District, the Bricktown Entertainment District, and easy access to I-235. With its growing mix of offices, retail, and residential developments, Automobile Alley continues to emerge as one of Oklahoma City’s most vibrant places to live, work, and play.

SALE PRICE: $12,865,800.00

LOCATION
MAP

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SITE AERIAL

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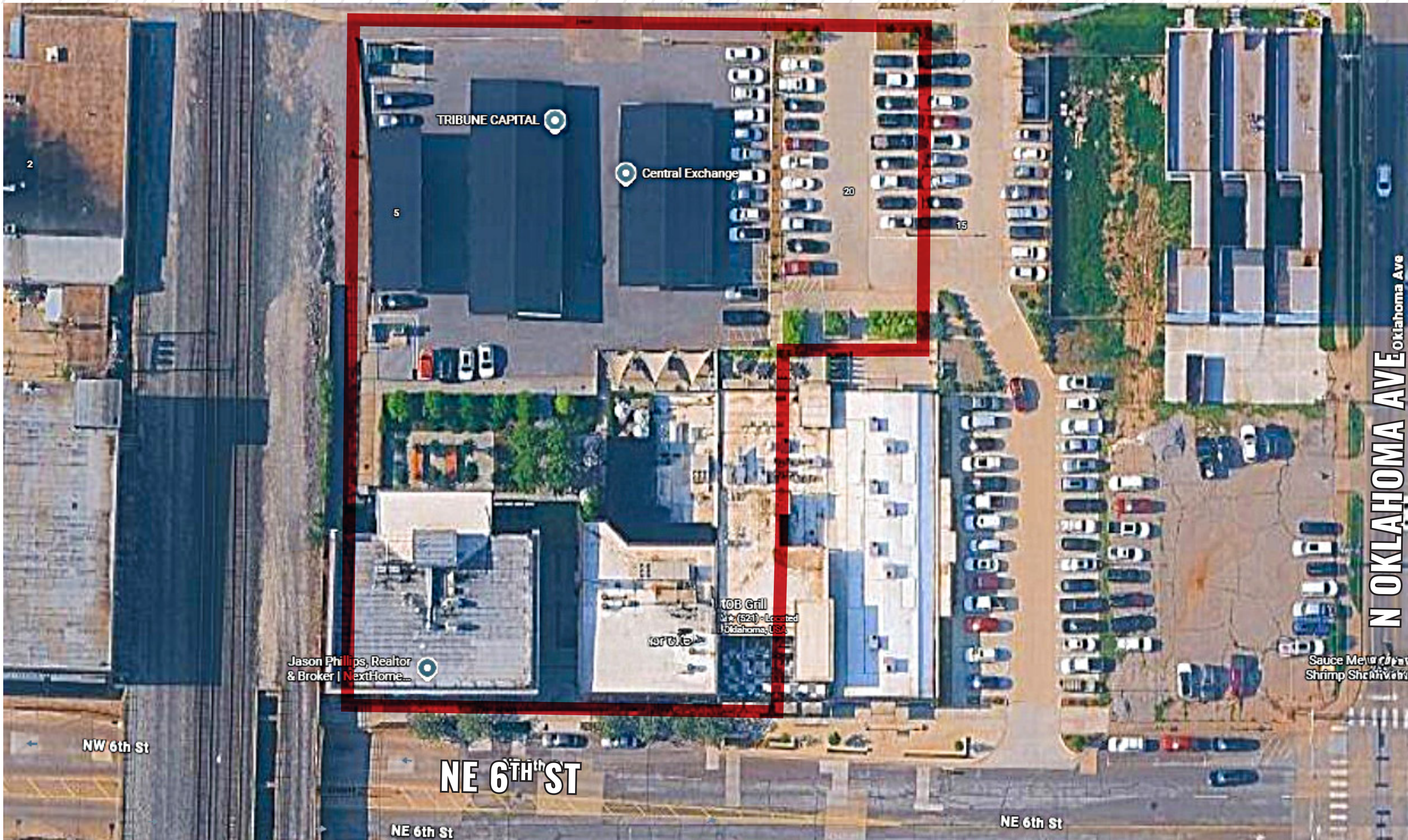


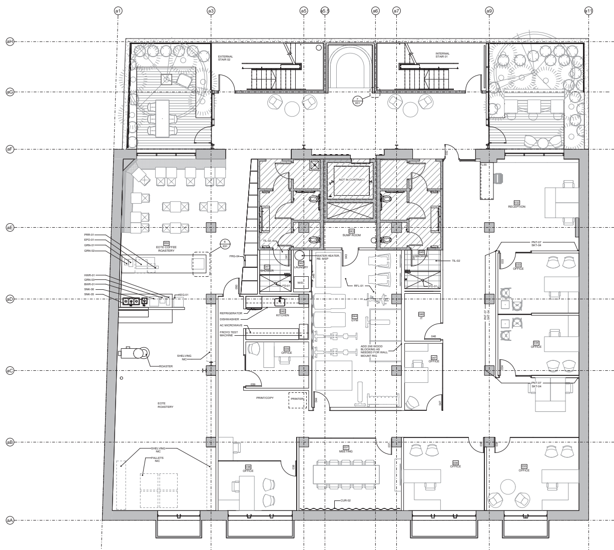
PROPERTY PHOTOS

CUSHMAN & WAKEFIELD | COMMERCIAL OKLAHOMA

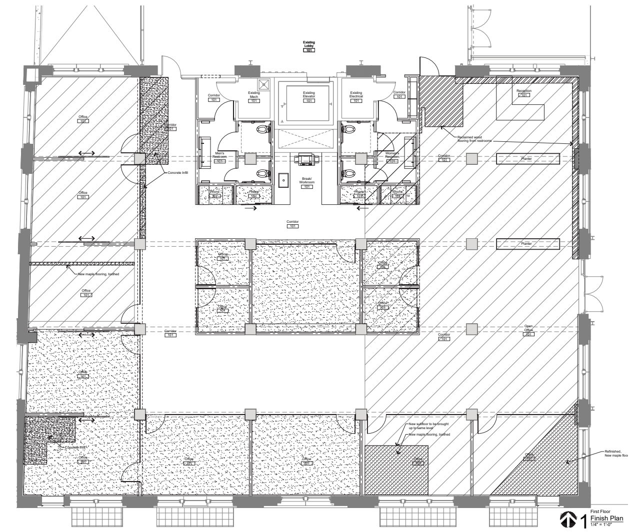
FLOOR PLANS

7 NE 6th Street

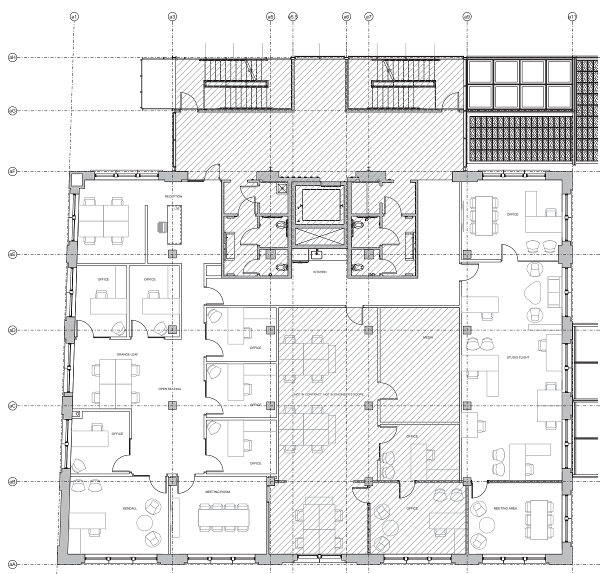
LOWER LEVEL



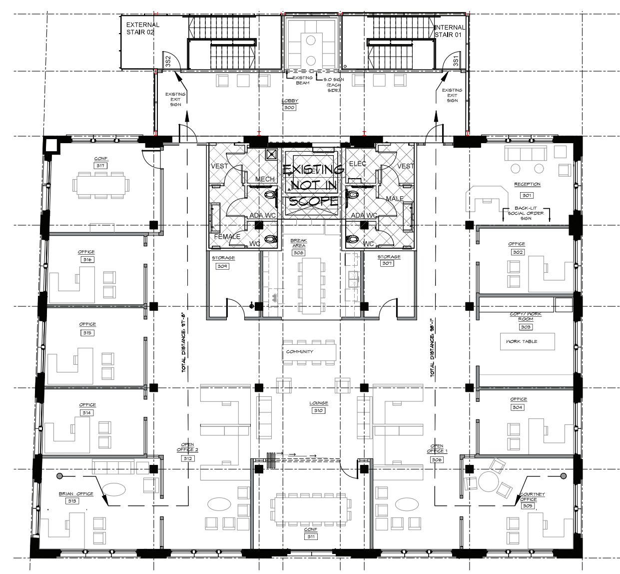
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

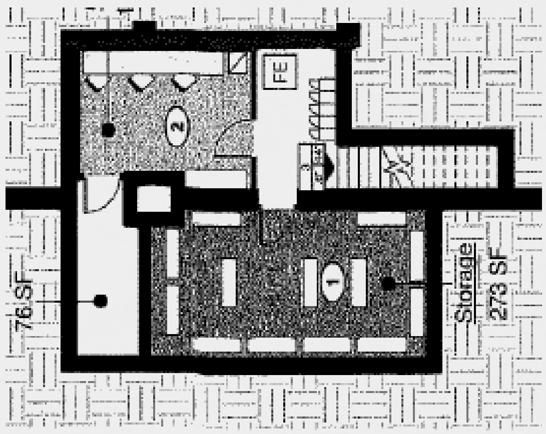


FLOOR PLANS

CUSHMAN & WAKEFIELD | COMMERCIAL OKLAHOMA

11 NE 6th Street

LOWER LEVEL



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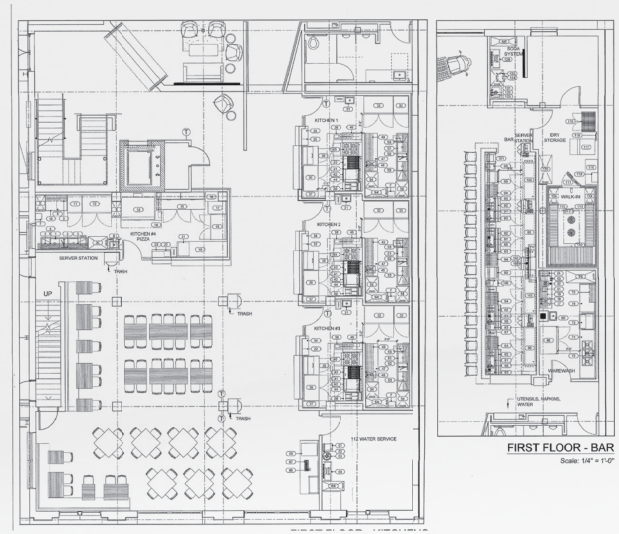

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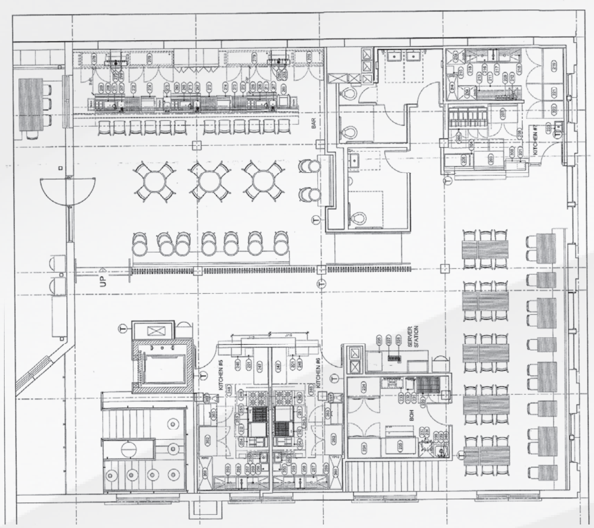
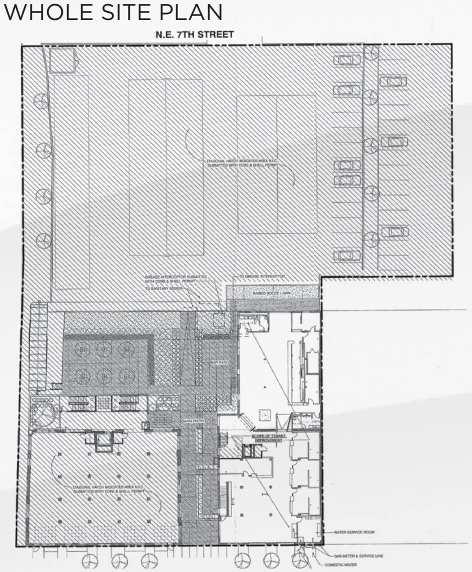


WHOLE SITE PLAN



OKLAHOMA CITY

As the **20th-largest city in the United States,** Oklahoma City is one of the nation's fastest-growing metropolitan areas and offers one of the most affordable business environments in the country. Oklahoma ranks **No. 1 for lowest cost of living,** while the Oklahoma City metro continues to attract new residents, businesses, and investment with its central location, skilled workforce, and pro-business climate.

Oklahoma City combines the amenities of a major metropolitan area with an exceptional quality of life. Downtown continues to experience unprecedented public and private investment through the **MAPS** initiatives, the **Innovation District**, the construction of the city's new **NBA arena**, and the development of the **MAPS 4 Multipurpose Stadium**, future home of Oklahoma City's professional soccer club. These transformative projects, along with continued investment in the urban core and surrounding districts, are driving residential growth, tourism, and economic development throughout the region.

Supported by a diverse economy spanning energy, aerospace, healthcare, advanced manufacturing, finance, logistics, and technology, Oklahoma City continues to strengthen its position as one of the nation's most competitive markets for business, investment, and talent.

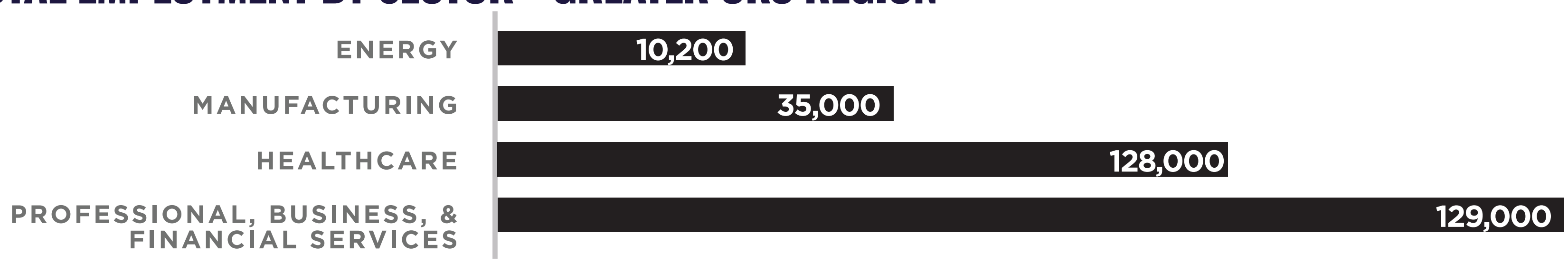
"TOP 10 CITIES WITH THE YOUNGEST ENTREPRENEURS."

-LENDING TREE

"BEST LARGE CITIES TO START A BUSINESS."

-WALLETHUB, 2017, 2018 & 2019

TOTAL EMPLOYMENT BY SECTOR - GREATER OKC REGION



Source: Greateroklahomacity.com

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OKLAHOMA CITY MARKET

OKC is home to three of the nation's largest energy producers, and the energy sector accounts for roughly 3% of total employment and 8% of overall earnings in the region. There is however more to the Oklahoma City economy than energy, and the region offers employers many economic advantages compared to other locales. According to Oxford Economics, **the cost of doing business here is roughly 20% below the national average**, which helps attract and facilitate the growth and relocation of back-office operations. The region has had several economic development wins, with Boeing, Continental Resources, Skydweller Aero, and Costco announcing relocations and expansions.

The trend is expected to continue as companies find the market's low business costs and quality labor force part of the region's unique value proposition. Furthermore, the Oklahoma City Economic Development Trust's Strategic Investment Program offers various economic development incentives for employers looking to expand existing operations in the city.

OKC'S OFFICE MARKET CONTINUES TO BENEFIT FROM STABLE FUNDAMENTALS & COMPETITIVE PRICING

Oklahoma City's office sector is supported by steady employment growth, a diversified economy, and disciplined development activity. Tenant demand continues to favor high-quality office product, with Class A assets outperforming the broader market as companies seek modern, amenity-driven workplaces. Competitive rental rates, limited speculative construction, and continued investment in premier office properties position Oklahoma City as one of the region's most attractive and cost-effective office markets for both occupiers and investors.

Cushman & Wakefield Research, Oklahoma City Office MarketBeat, Q1 2026; U.S. Bureau of Labor Statistics, Oklahoma City MSA Employment Data.

QUICK FACTS

20TH
LARGEST CITY IN THE U.S.

1.53M
POPULATION (MSA)

#1
LOWEST COST OF LIVING IN THE US

830K+
WORKFORCE

3.2%
UNEMPLOYMENT RATE - LOWEST IN THE U.S.

OFFICE MARKET

per Costar Analytics May 2026

14.9 M	28.8%	$19.78/SF	$24.86/SF	6,074 SF
INVENTORY SQ. FT.	OVERALL VACANCY RATE	AVG. FULL SERVICE ASKING RENT	AVG. CLASS A ASKING RENT	POSITIVE NET ABSORPTION

OKLAHOMA CITY MARKET

MAJOR EMPLOYERS

OKLAHOMA

paycom

INTEGRIS

amazon.com

BOEING

A DIVERSIFIED ECONOMY

The economy of the Greater Oklahoma City region is diverse. While federal, state and local government are the largest employers and the oil and natural gas sector generates the largest revenues, the area's major private-sector economic contributors include:

HEALTH CARE

6 OKLAHOMA HOSPITALS RECOGNIZED AMONG NEWSWEEK'S BEST HOSPITALS

INTEGRIS **#1** LARGEST OKLAHOMA OWNED EMPLOYER

As one of the nation's major centers of healthcare delivery, the Oklahoma City region employs more than 80,000 health care sector workers across 36 general medical and surgical hospitals and 9 specialized hospitals.

ENERGY

Oklahoma City is the Energy capital of the state accounting for approximately 3% of the metro's employment but more than 8% of total compensation. The Bakken-led shift to oil has been dramatic, part of a robust drive toward U.S. energy independence. Hundreds of energy companies here are growing rapidly, responding to the extraordinary opportunity the industry offers today.

6TH LARGEST CRUDE OIL PRODUCER AMONG THE STATES IN 2019, AND IT ACCOUNTED FOR NEARLY 5% OF THE NATION'S CRUDE OIL PRODUCTION.

3RD LARGEST IN THE NATION FOR PROVED NATURAL GAS RESERVES

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OFFERING MEMORANDUM

CUSHMAN & WAKEFIELD | COMMERCIAL OKLAHOMA
204 N ROBINSON AVENUE, STE. 2000
OKLAHOMA CITY, OK 73102
+1 405 563 5000
commercialoklahoma.com

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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing the Property at this time, kindly return this brochure to the Broker at your earliest possible convenience.

MEET THE TEAM

Travis Mason

DIRECTOR
+ 1 405 297 9924
tmason@commercialoklahoma.com

Micah Sherman, CCIM

ASSOCIATE
+ 1 405 488 5548
msherman@commercialoklahoma.com

Vivienne Vogler

ASSOCIATE
+ 1 405 754 5405
vvogler@commercialoklahoma.com

COMMERCIAL OKLAHOMA ONLINE