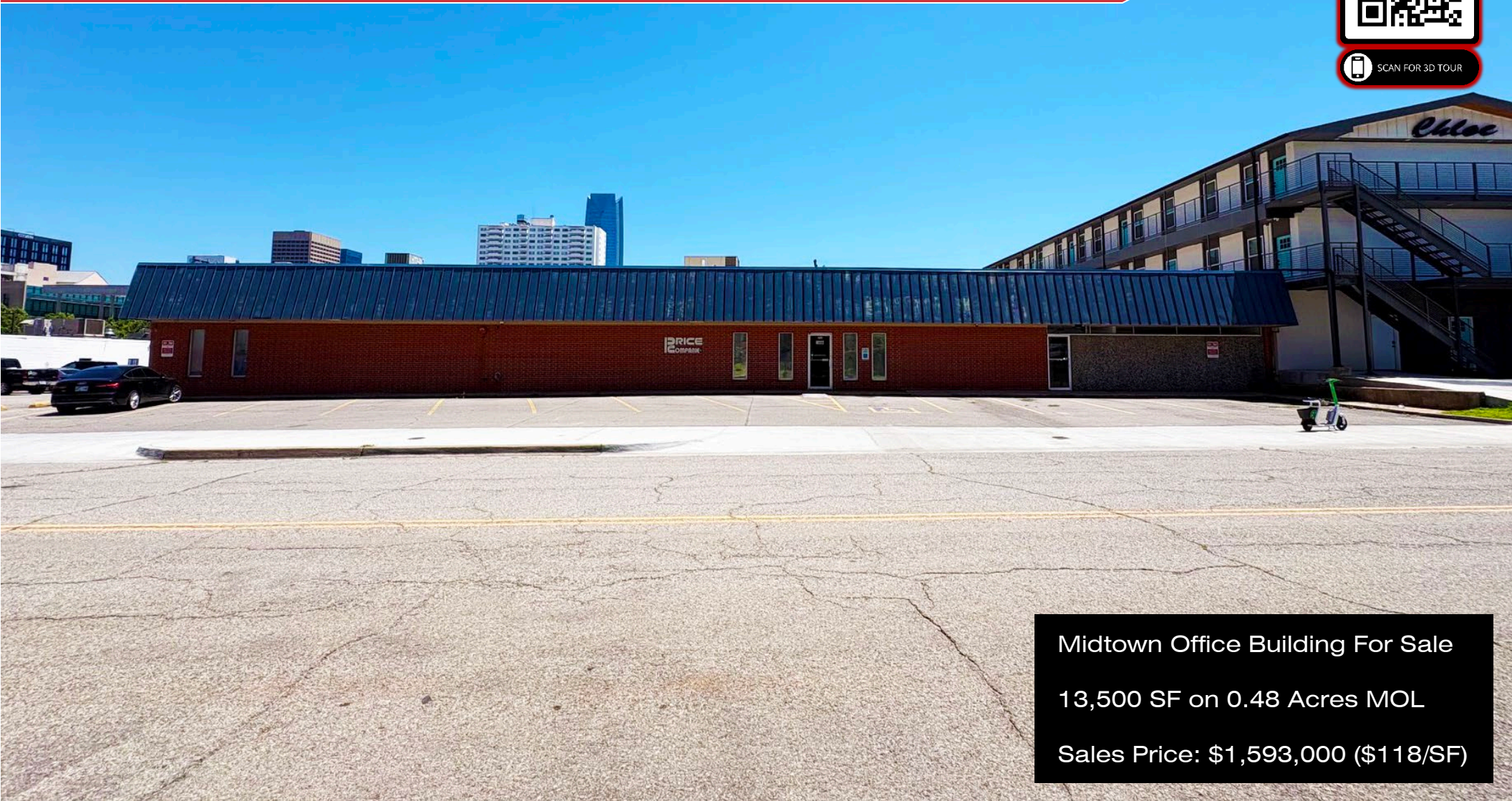


416-418 N.W. 8TH STREET
OKLAHOMA CITY, OK 73101



SCAN FOR 3D TOUR



Midtown Office Building For Sale
13,500 SF on 0.48 Acres MOL
Sales Price: \$1,593,000 (\$118/SF)

NAIRED COMMERCIAL
REAL ESTATE

405.840.0600 | NAIRED.COM

ABBIEY SULLIVAN
405.863.7590
ABBIEY@NAIRED.COM



PROPERTY OVERVIEW

TOTAL SF	13,500 SF
LOT SIZE	0.48 ACRE +/-
YEAR BUILT	1973
ZONING	DBD

PROPERTY HIGHLIGHTS

- 26 dedicated parking spaces along the North and South sides
- Excellent owner-user, investment, or redevelopment potential
- Located in one of OKC's most active redevelopment corridors

LOCATION HIGHLIGHTS

- Premier Midtown location
- Minutes from Downtown OKC, Bricktown, and Automobile Alley
- Quick access to I-235, I-40, and I-44
- Near St. Anthony Hospital and major employment centers
- Streetcar access connecting Midtown to Downtown districts
- Opportunity Zone location
- Surrounded by ongoing residential and commercial development

DEMOGRAPHICS



POPULATION
 1 MILE: 11,824
 3 MILES: 83,977
 5 MILES: 216,185



AVERAGE HOUSEHOLD INCOME
 1 MILE: \$95,967
 3 MILES: \$76,815
 5 MILES: \$71,324



TOTAL HOUSEHOLDS
 1 MILE: 6,283
 3 MILES: 36,971
 5 MILES: 88,303



0.60 MILES FROM I-235
 1.2 MILES FROM I-40

416-418 N.W. 8TH STREET



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**
(Upcoming 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.

