

CLASS "A" OFFICE SPACE FOR LEASE

1204 NORTH HUDSON AVENUE

Oklahoma City, OK 73103

TYLER HUXLEY
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GARRETT MCGINNIS
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$30-35 SF/yr (NNN)
Building Size:	45,000 SF
Available SF:	1,445-14,871 SF
Tenant Improvement Allowance:	Negotiable
Lot Size:	21,021 SF

PROPERTY OVERVIEW

For Lease: Newly constructed office building in Midtown with expansive views of downtown OKC. Flexible layout options to fit your needs, from open spaces to private offices. Modern finishes, abundant natural light, and a prime location make this the perfect space for your business. Easy access to downtown amenities and major transport routes.

Contact us for additional information.

PROPERTY HIGHLIGHTS

SPACES	LEASE RATE	SPACE SIZE
102	\$30.00 SF/yr	1,445 SF
201	\$30.00 SF/yr	3,131 SF
401	\$35.00 SF/yr	2,500 - 14,871 SF

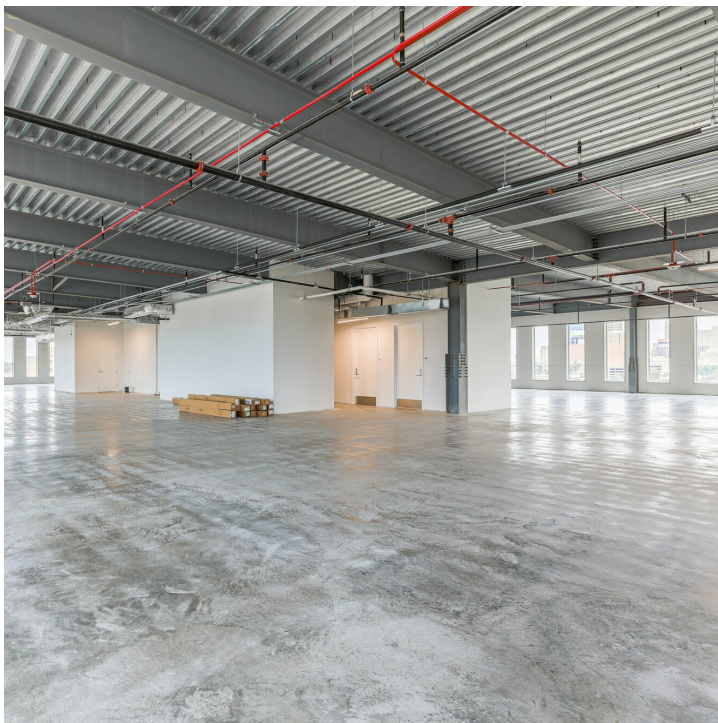
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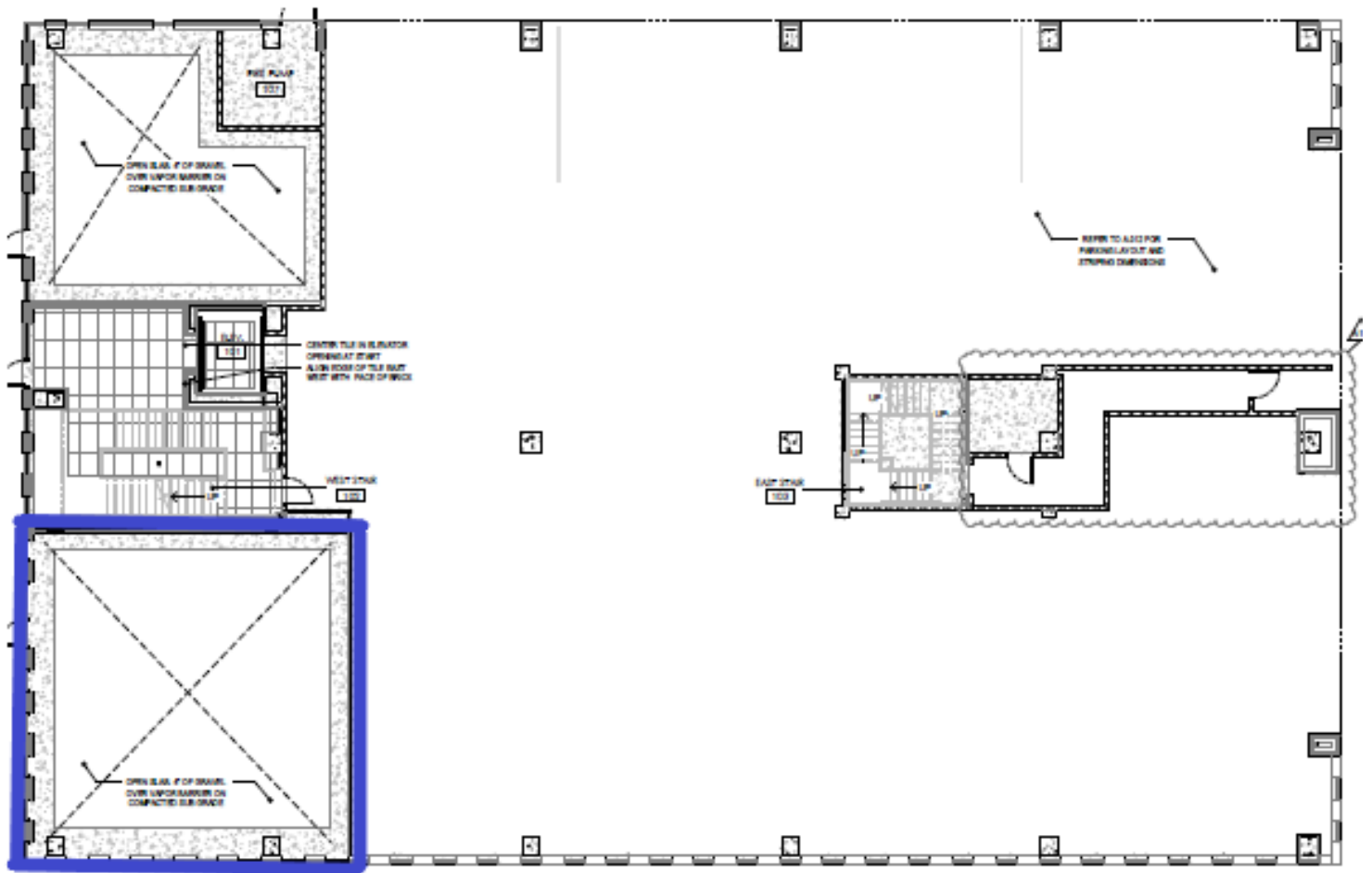
ADDITIONAL PHOTOS



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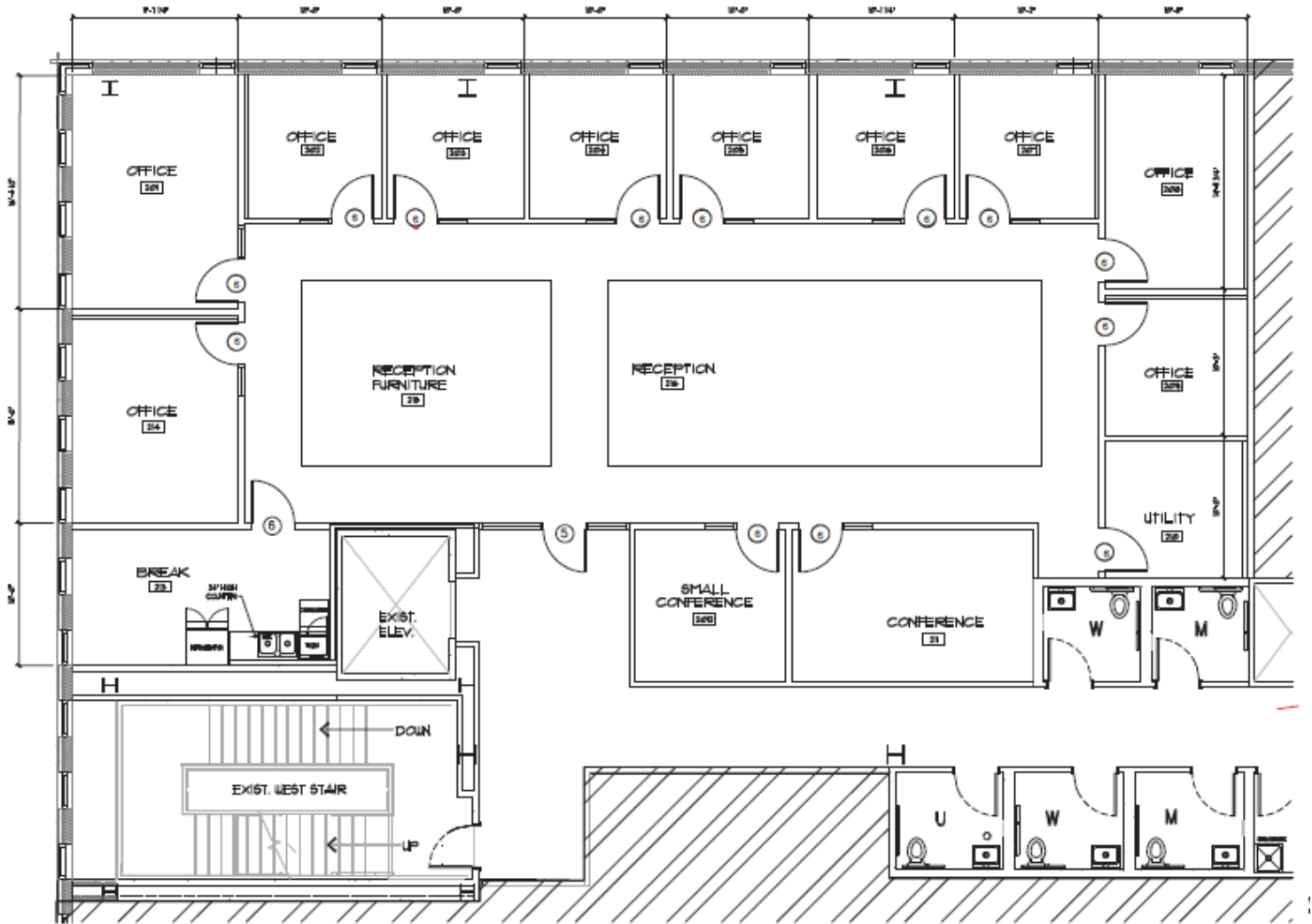
1ST FLOOR AVAILABILITY



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2ND FLOOR AVAILABILITY

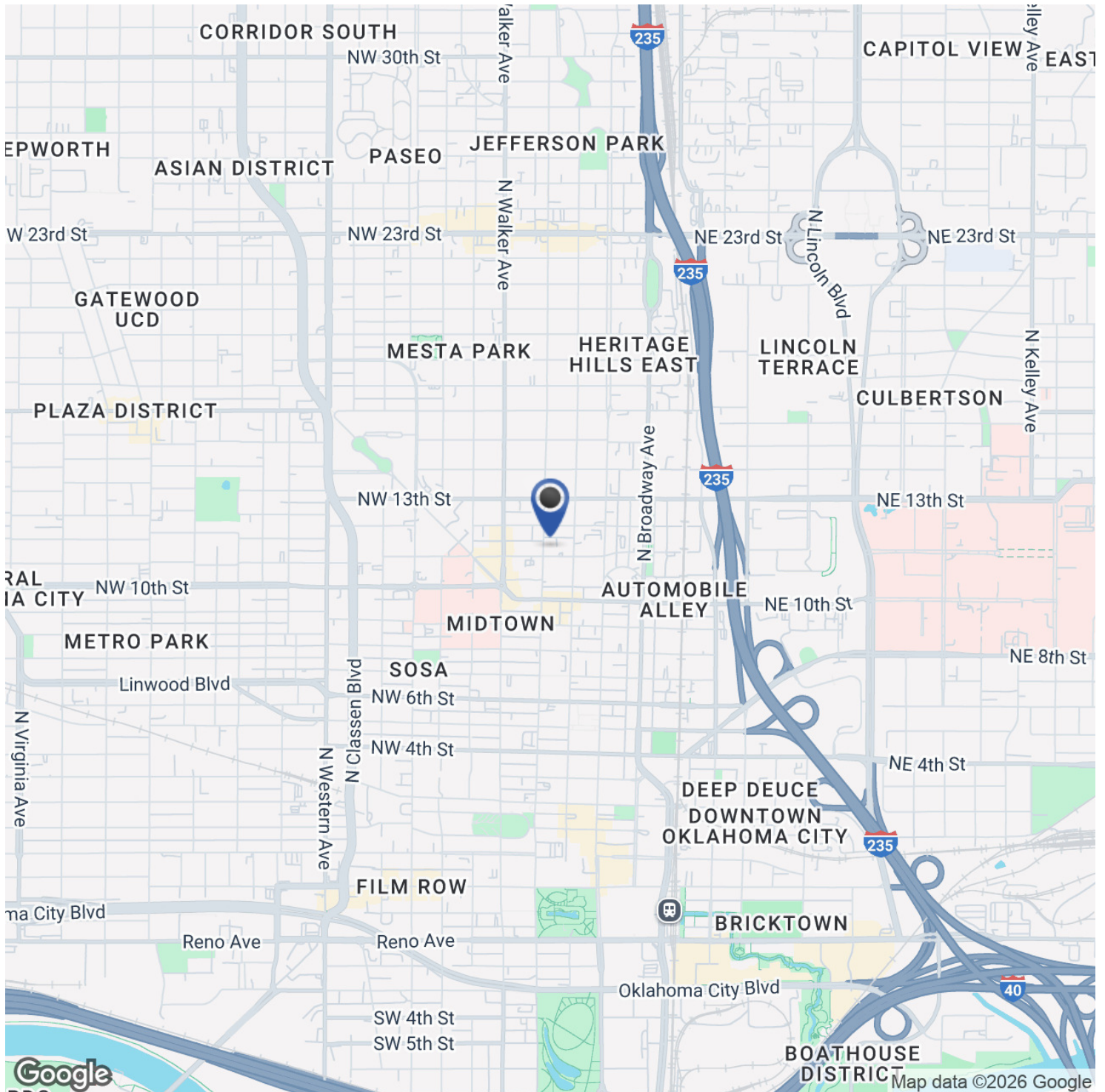


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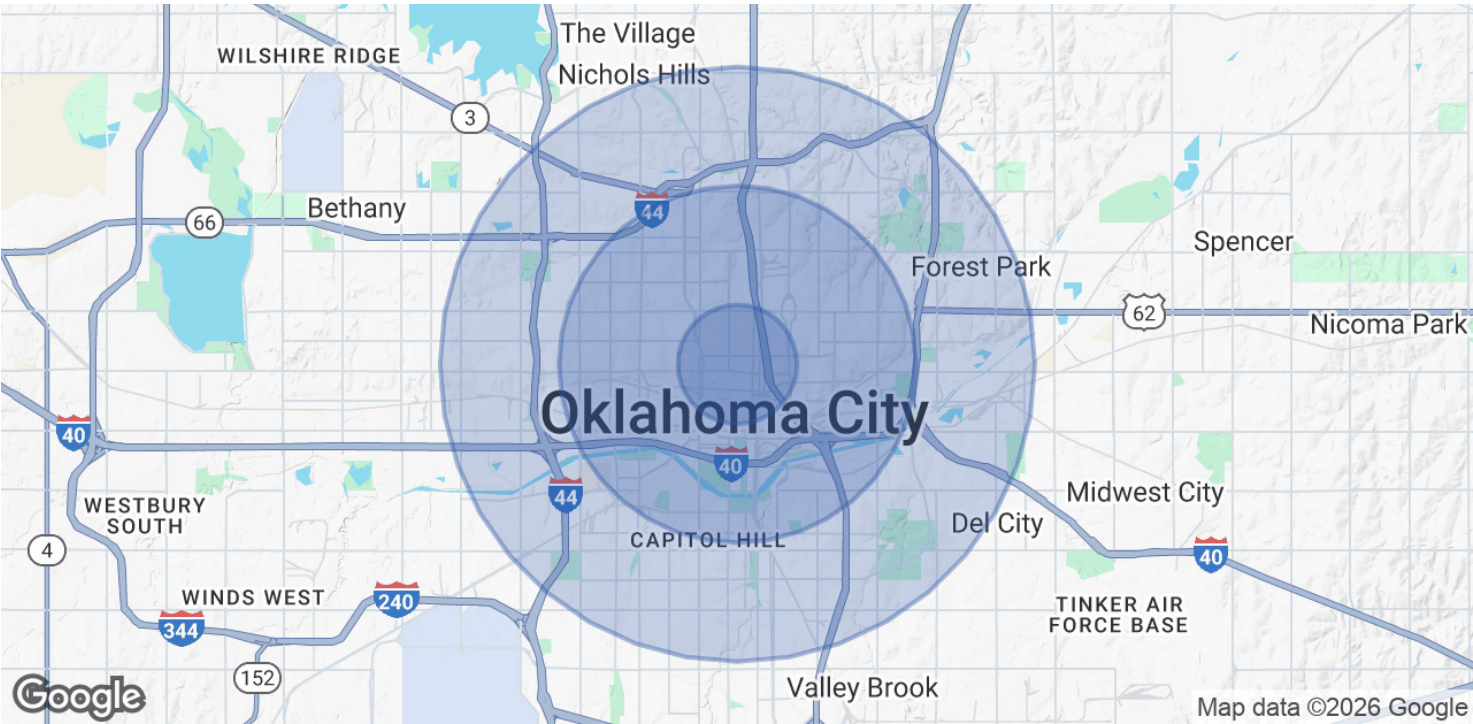
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,837	77,848	206,086
Average Age	37	37	37
Average Age (Male)	37	37	36
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,278	34,379	84,075
# of Persons per HH	2	2.3	2.5
Average HH Income	\$91,110	\$70,216	\$65,743
Average House Value	\$442,268	\$260,838	\$214,844

Demographics data derived from AlphaMap