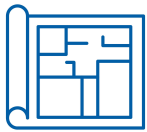


FOR SALE OR LEASE | MIDTOWN OFFICE BUILDING

1214 N Hudson Ave, Oklahoma City, OK 73103

WIGGIN
PROPERTIES, LLC

Space Available



11,250

Square Feet



\$3,750,000

or \$26.00/SF + NNN
Lease/Sale Price

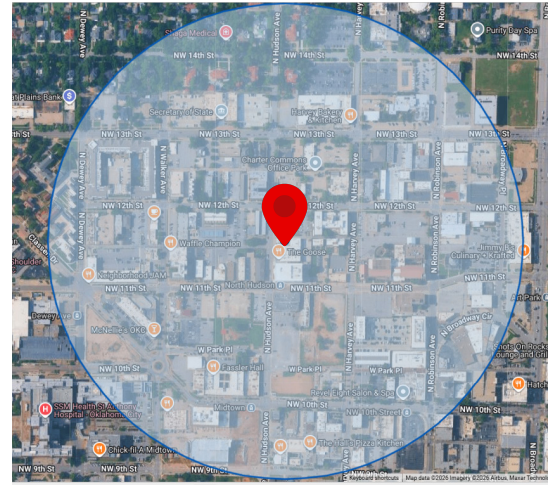


Office

Property Type

HIGHLIGHTS

- ✓ Turnkey office in Midtown with all FF&E included
- ✓ Rare, dedicated, on-site parking
- ✓ Several restaurants and amenities within walking distance
- ✓ Mix of private offices, open work areas, conference rooms, and two (2) kitchens/break areas
- ✓ Signage opportunities available
- ✓ Complete gut renovation and new roof



NEARBY AMENITIES

The Goose Sandies	1 min walk
Stella Modern Italian Cuisine	4 min walk
Claity Coffee	5 min walk
Harvey Bakery	4 min walk
Broadway 10 Bar & Chophouse	3 min walk
Bar Serra OKC	3 min walk
BlocWorks Midtown	1 min walk
Dust Bowl Lanes & Lounge	5 min walk

Ian Sioux

Advisor

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Nick Bentley

VP of Brokerage

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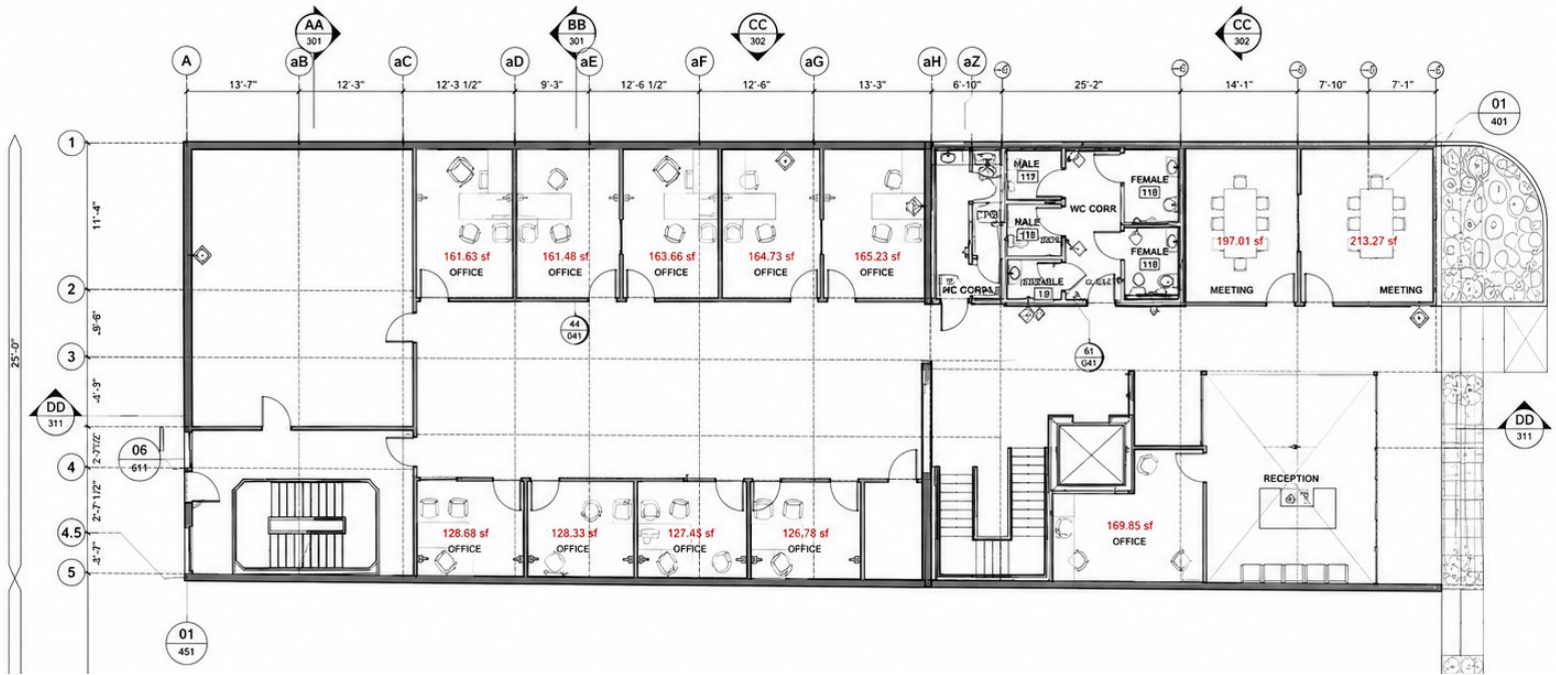
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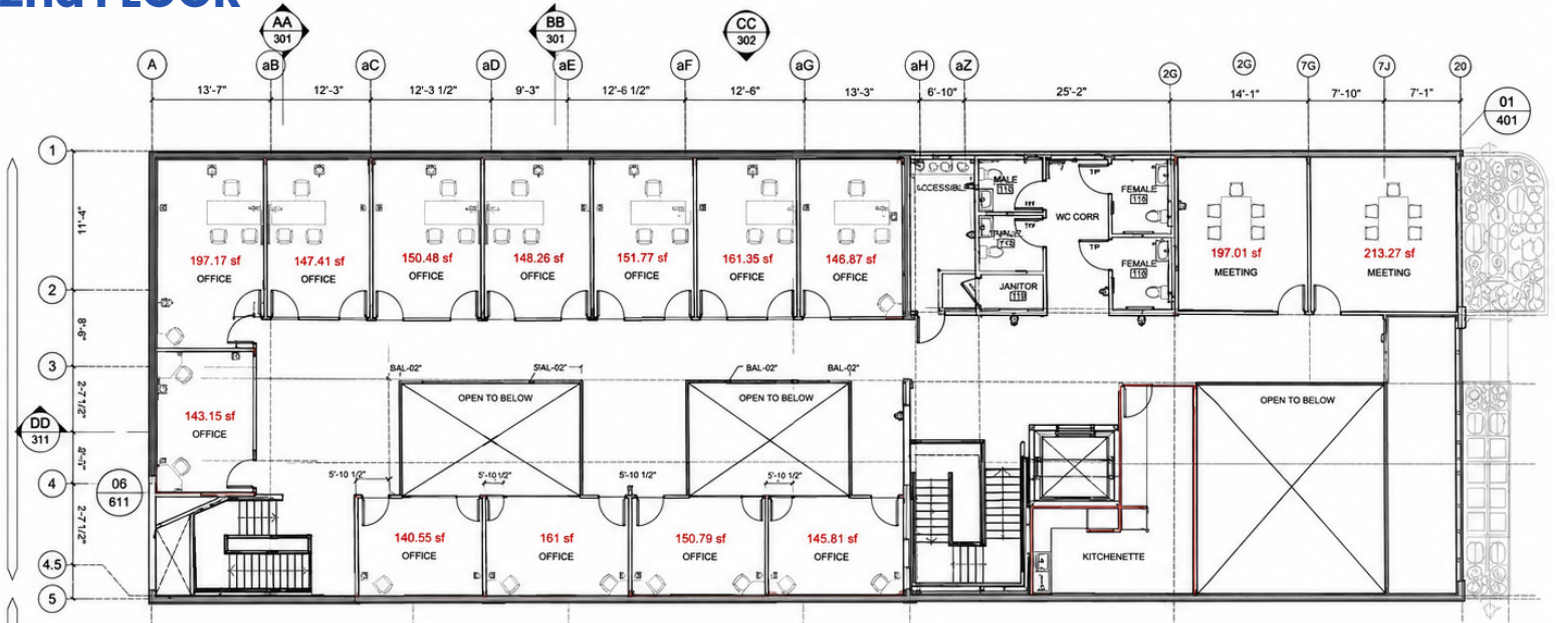
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1st FLOOR



2nd FLOOR



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