



Property Description

A completely renovated 51,288 square foot office building, built in the 1920's. This 5-story Automobile Alley icon is constructed of reinforced concrete and steel with a modern and functional art deco design. This fiber optic "Smart Building" provides a 10,103 turn-key Data Center, complete with Power Room, Battery Room, Telcom Room and Server Room. 701 Broadway's high-profile location offers free parking, excellent visibility and great access to surrounding interstates and downtown Oklahoma City.

Property Highlights

- Biometric Access Control System
- Data Aire CRAC Units provide precision cooling & humidification
- Environmental monitoring, including temperature, humidity, moisture, and sound sensors
- Dedicated 1200A 3PH 480V Power Feed
- Conditioned Primary Power provided by facility-wide Eaton 9395 500KW UPS System with Triple Redundancy
- ATS w/ bypass isolation feature allowing concurrent maintenance
- Dedicated 800KW on site generator/5,000 gal. tank
- Generator tap on building exterior for portable generator hook-up
- Pre-Action(Dry pipe) dual interlock fire suppression system with multizone photoelectric and ion smoke detection sensor
- FM-200 Dry Agent Fire Suppression System
- Reinforced floor for high capacity floor load

RICK PRITCHETT, CCIM

405.605.0831

rick@precorrealty.com

Offering Summary

Lease Rate:	\$22 SF/yr (NN)
Number of Units:	1
Available SF:	10,103 SF
Building Size:	51,288 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	4,496	91,102	273,410
Total Population	9,159	204,429	613,729
Average HH Income	\$74,034	\$51,456	\$59,752

For Lease

701 Broadway

701 N. BROADWAY AVENUE, SUITE 200



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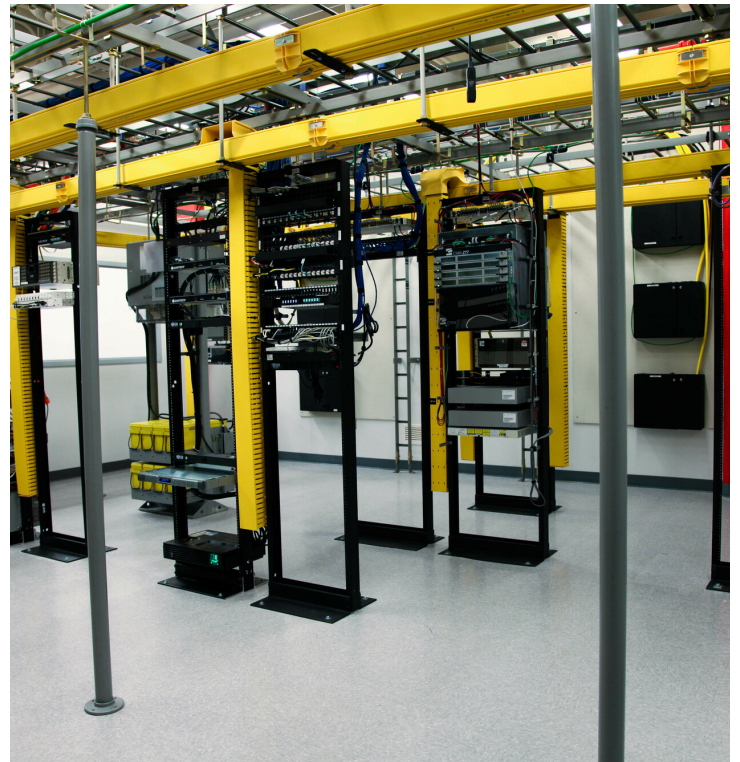
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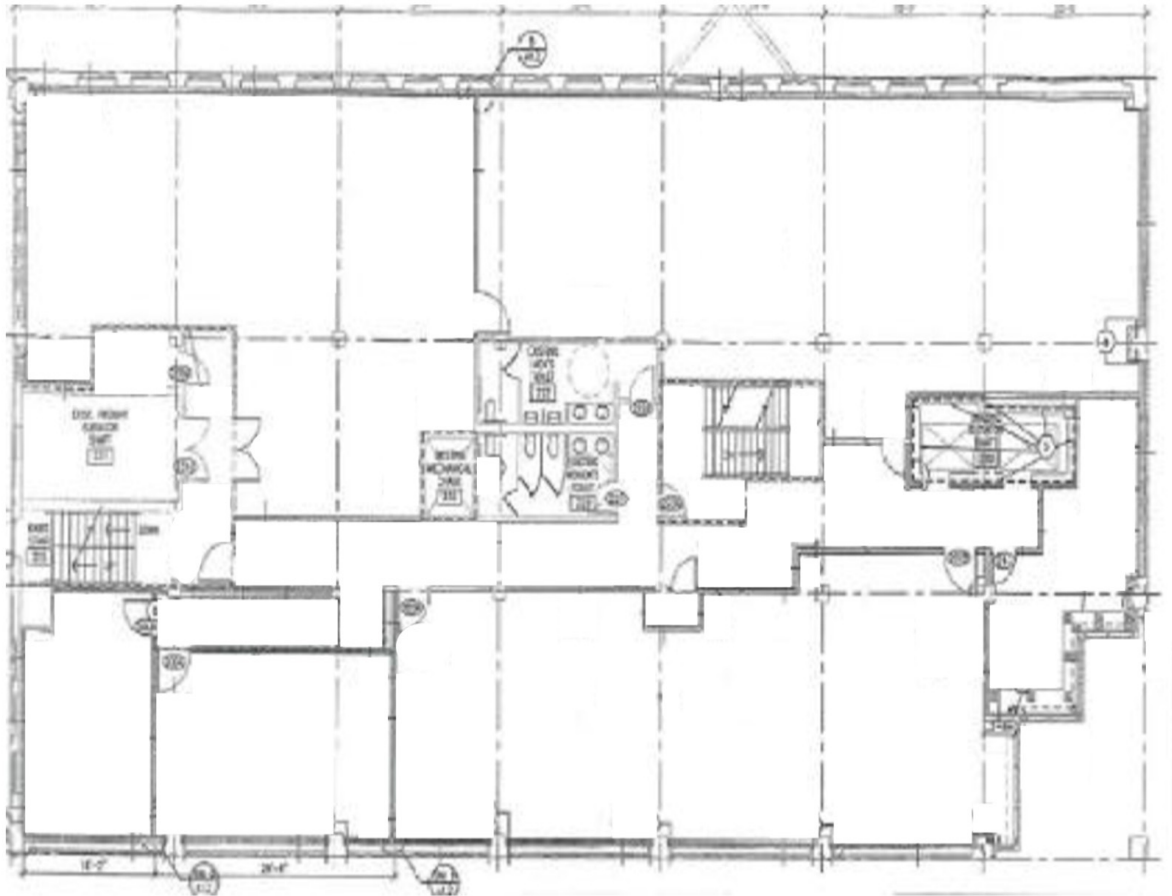


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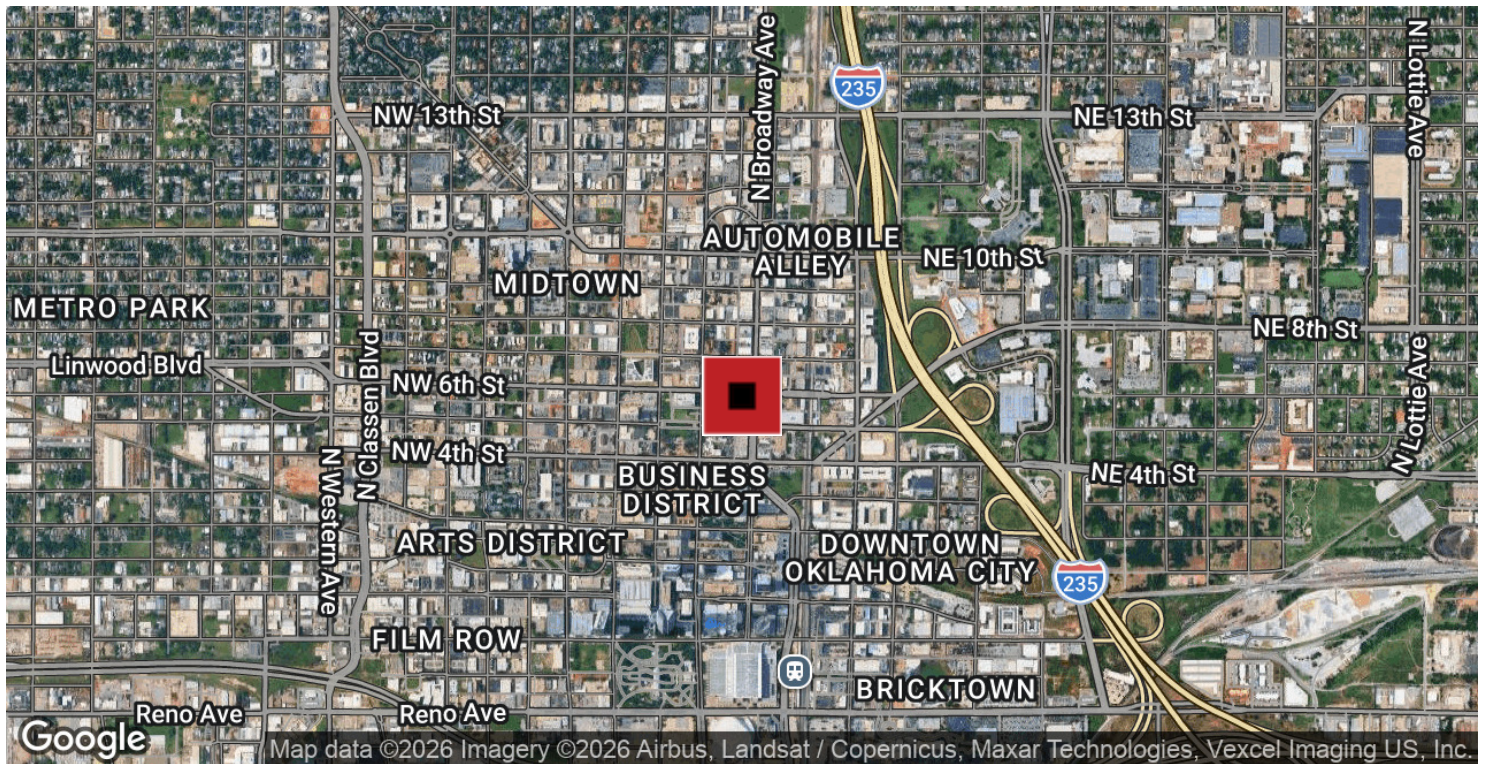
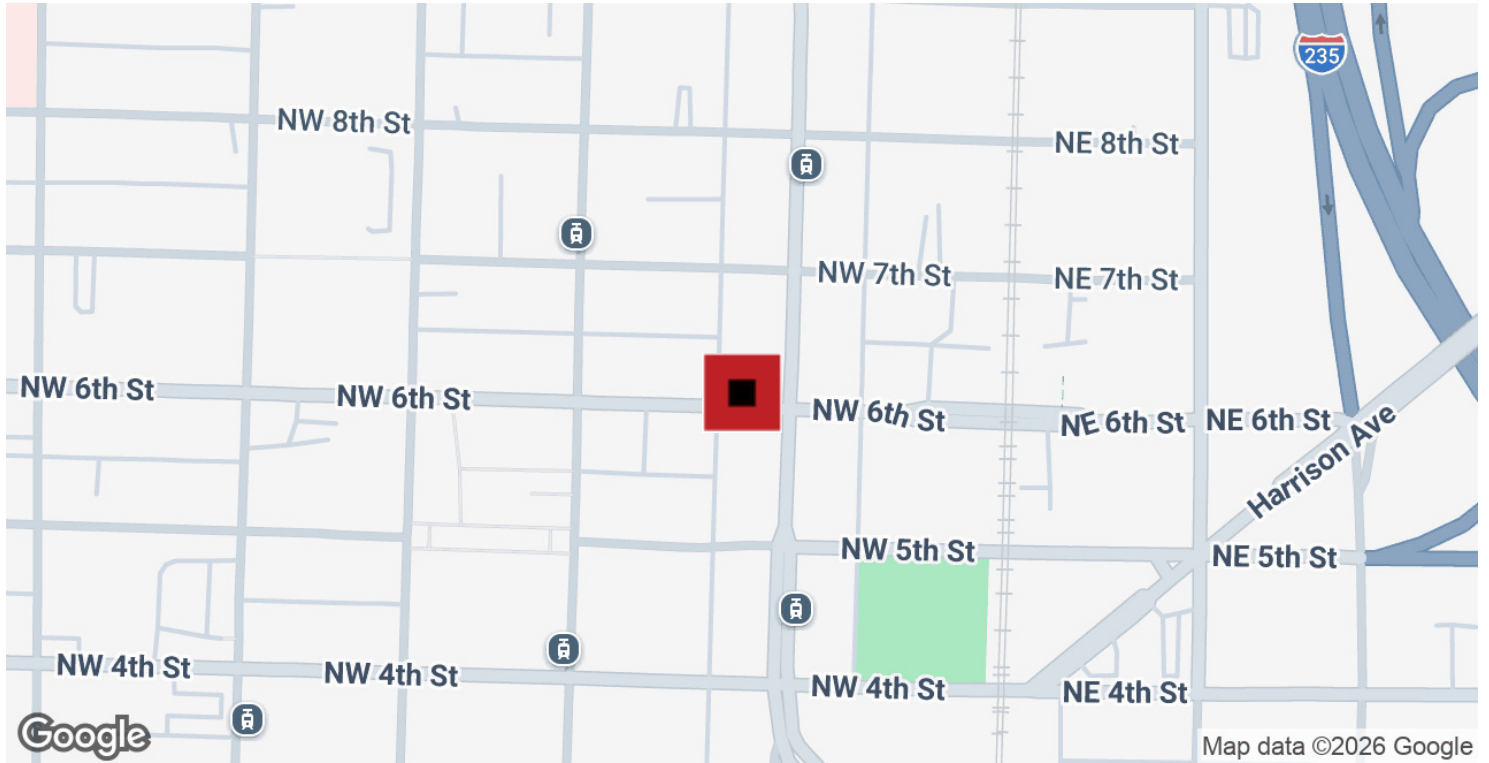


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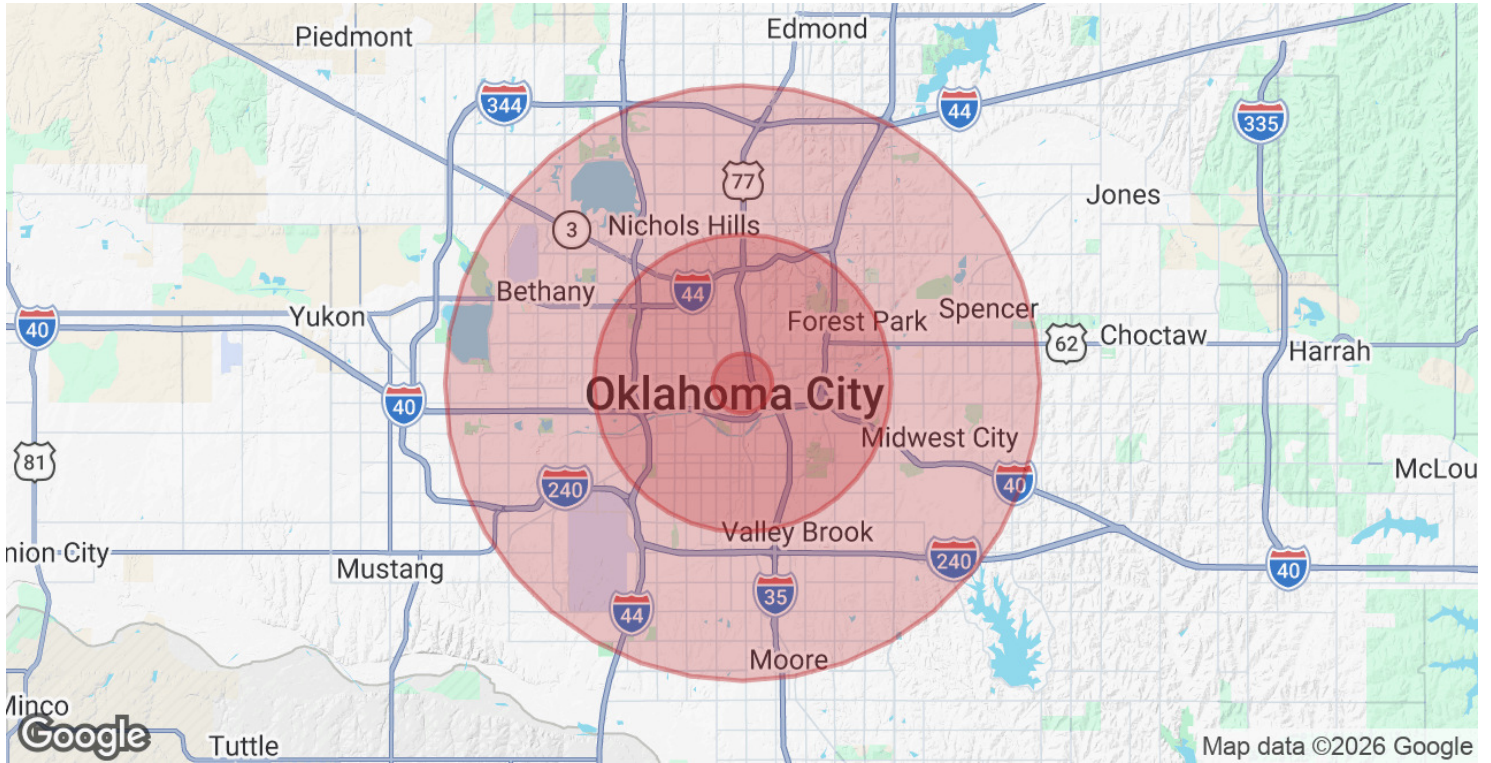
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Population

	1 Mile	5 Miles	10 Miles
Total Population	9,159	204,429	613,729
Average Age	32.3	33.6	35.5
Average Age (Male)	32.4	33.1	34.4
Average Age (Female)	32.0	34.3	36.8

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	4,496	91,102	273,410
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$74,034	\$51,456	\$59,752
Average House Value	\$176,382	\$118,135	\$139,400

2020 American Community Survey (ACS)

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