



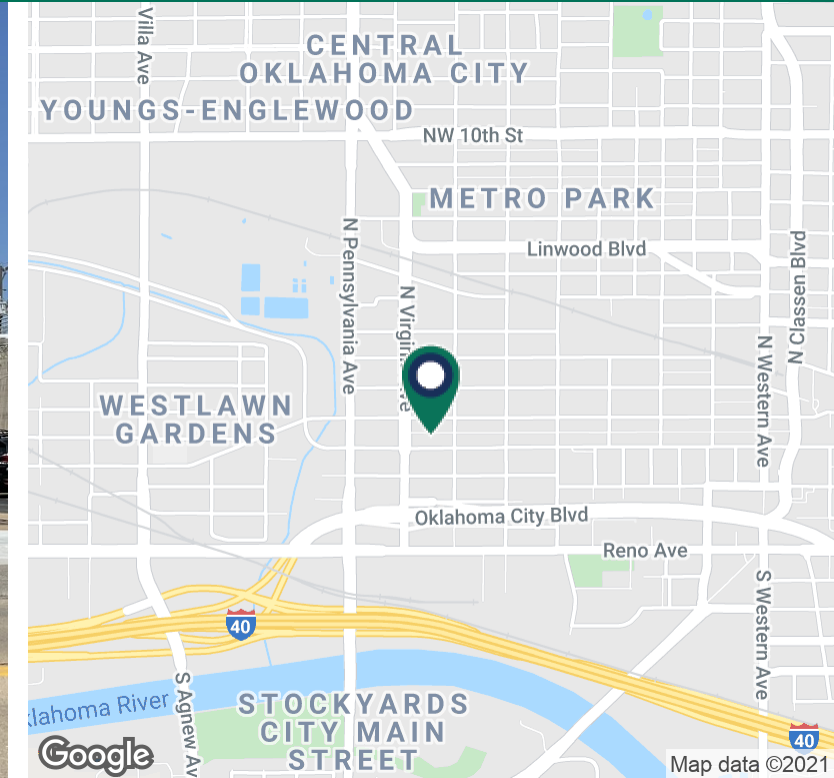
1721 W Main Street

Oklahoma City, Oklahoma

AARON DIEHL
Retail Specialist
405.843.7474 x255
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Sales Price
\$689,900

Lease Rate
\$15.00/MG



Sale Price	\$689,900
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OFFERING SUMMARY

Building Size:	5,700 SF
Lease Rate:	\$15.00/MG
Available SF:	5,700 SF
Lot Size:	0.27 Acres
Price / SF:	\$121.04
Zoning:	I-2
Market:	Oklahoma City MSA
Submarket:	Urban Core 083021

PROPERTY OVERVIEW

Renovated in 2017 the Artform Office building is 5,700 SF masonry single-story office with an open concept layout with interior office space and warehouse/production studio on the north side of the building. With phase 3 electric on-site the back half of the building is built-out as a production studio for printing and vinyl work, includes one grade level roll up door, and could be used for light industrial manufacturing or storage. The office features polished concrete floors, open ceiling with serial ducting, LED lighting, modern cabinets and countertops with a Class A interior finish. Available for Sale or Lease

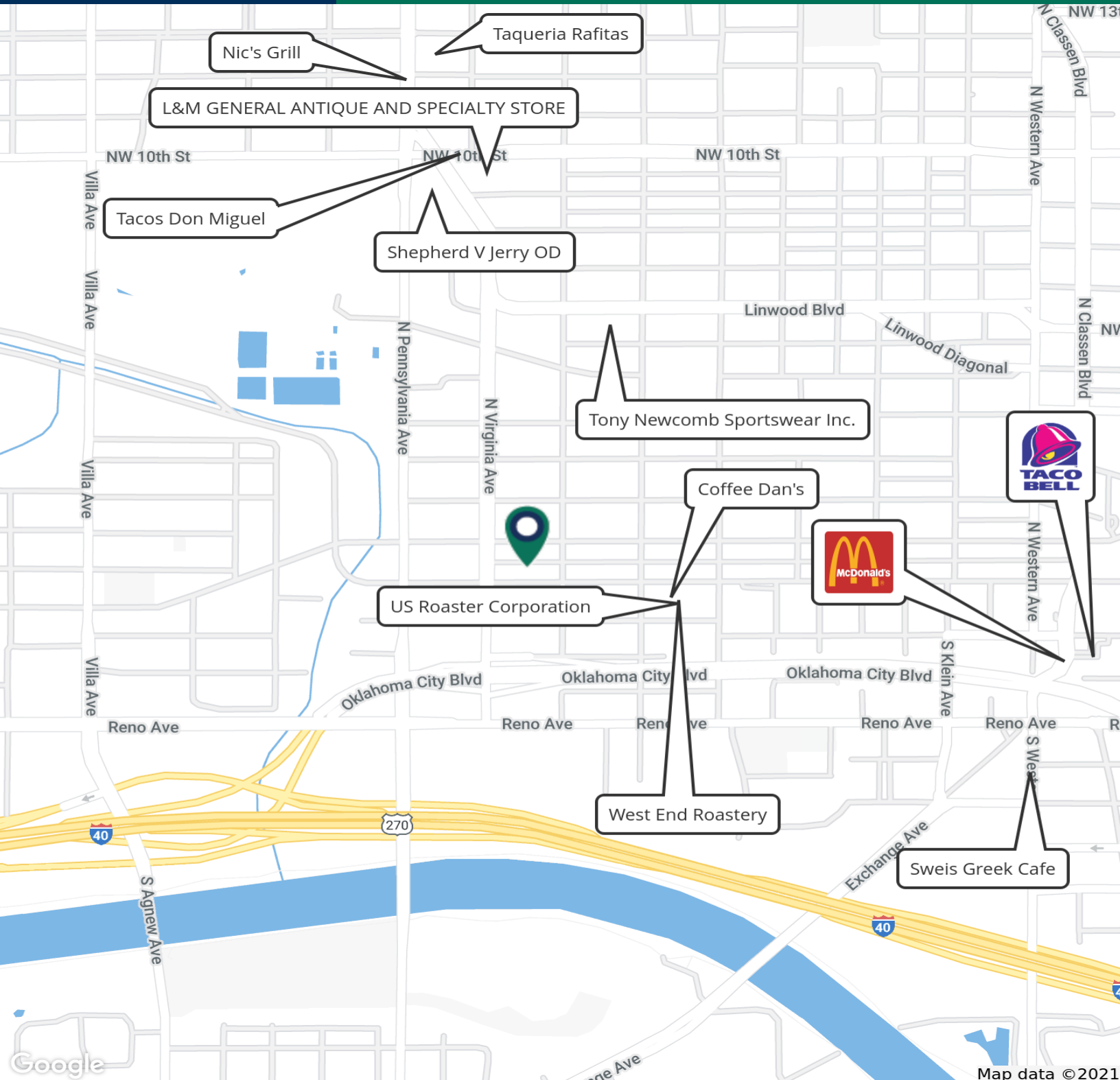
PROPERTY HIGHLIGHTS

- 5,700 SF
- 2,500 SF of Office Space
- 3,200 SF of Industrial Production space
- Renovated in 2017
- 9 Parking spaces
- Polished Concrete floors
- 1 Grade Level Roll up Door
- Easy access to OKC Blvd and I-40

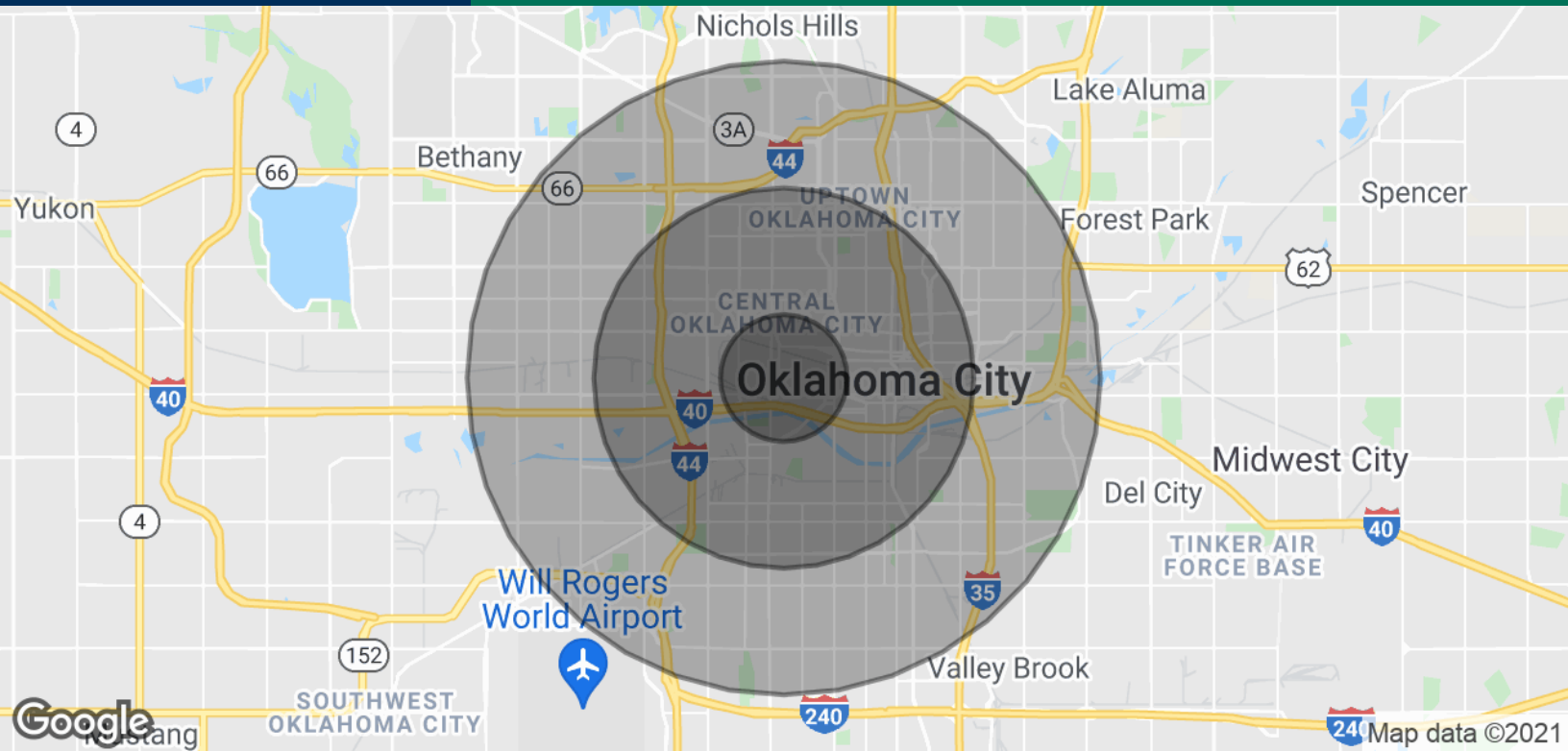
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Artform Office & Studio

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,743	89,323	235,767
Average age	35.2	31.6	32.9
Average age (Male)	34.7	31.6	32.4
Average age (Female)	34.0	31.4	33.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,978	33,827	93,444
# of persons per HH	3.4	2.6	2.5
Average HH income	\$30,988	\$42,739	\$43,946
Average house value	\$52,027	\$130,752	\$130,180

* Demographic data derived from 2010 US Census

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