



OFFERING SUMMARY

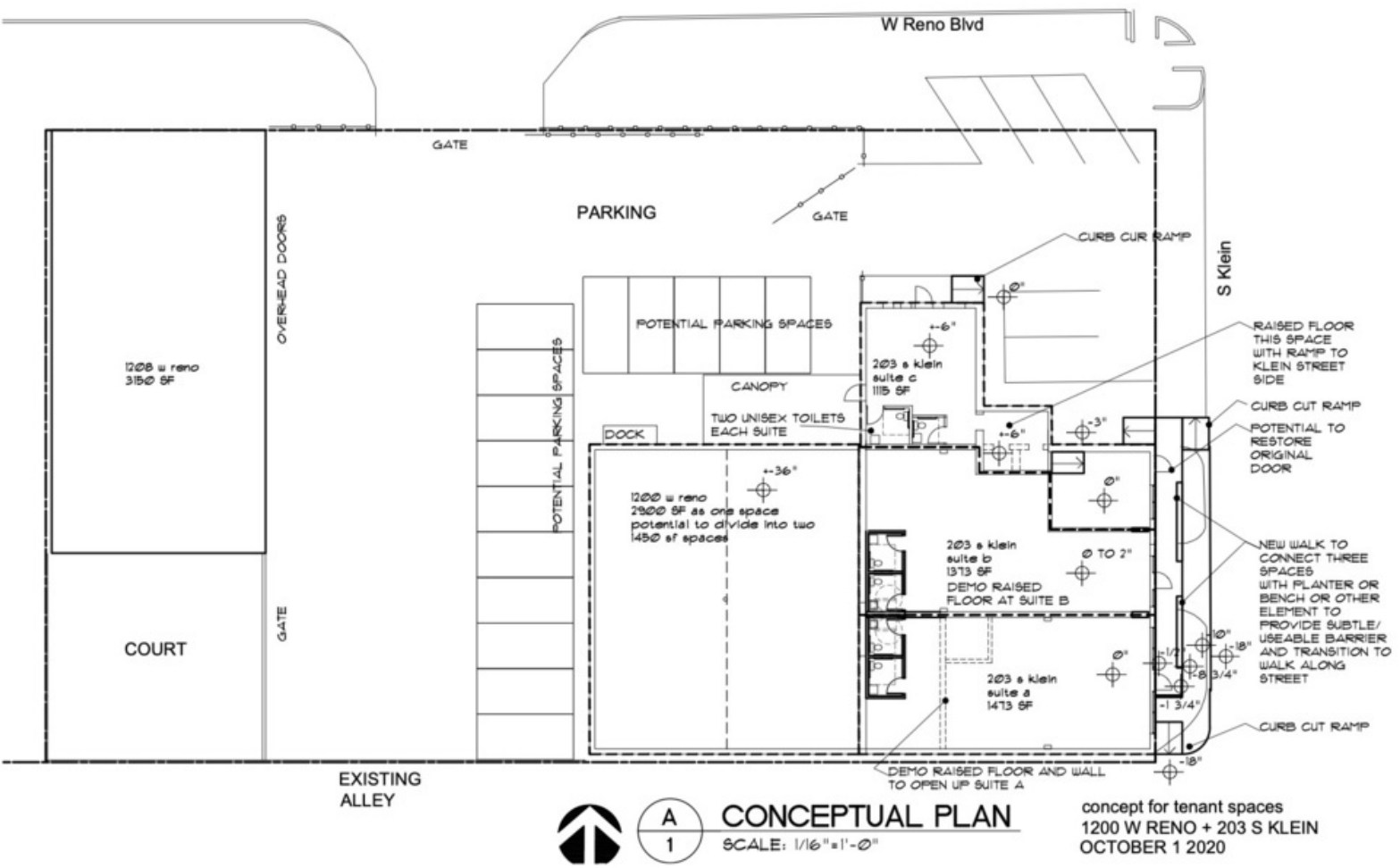
Lease Rate:	\$16.00 - 18.00 SF/yr (NNN)
Building Size:	6,861 SF
Available SF:	1,115 - 2,900 SF
Restaurant Space:	Single multi-tenant
Lot Size:	0.29 Acres
Year Built:	1921
Zoning:	I-2 & DSHA 11112020

PROPERTY OVERVIEW

Now available for Lease - 1,115 - 6,861 SF of restaurant space for a restaurateur with a creative vision in a rapidly developing district. Located north of the Public Farmers Market district on Reno Avenue and Klein the original Sutton Supply building offers original industrial features that can be incorporated and cleaned up as part of a new restaurant and or bar concept. Landlord is renovating the property, installing a new store front, new sidewalks, and tenant improvement allowance is available for a qualified candidate. Neighboring tenants include The Loaded Bowl, The Public Farmers Market, Bad Axe Throwing, Power House Bar, Urban Agrarian, and Trade Supply Co. Menswear.

SPACES	LEASE RATE	SPACE SIZE
203 S Klein Ave - Unit A	\$16.00 - 18.00 SF/yr	1,473 SF
203 S Klein Ave - Unit B	\$16.00 - 18.00 SF/yr	1,373 SF
203 S Klein Ave - Unit C	\$16.00 - 18.00 SF/yr	1,115 SF
1200 W Reno	\$14.00 - 18.00 SF/yr	2,900 SF

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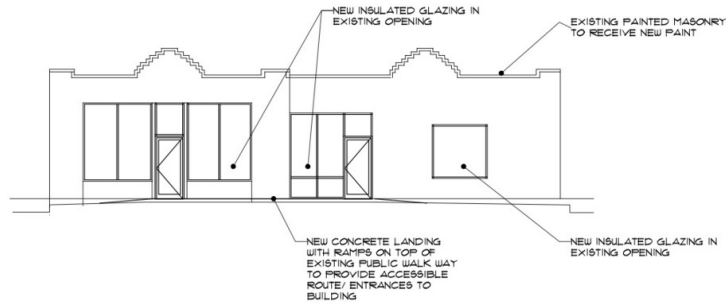
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CONCEPTUAL PLAN
SCALE: 1/16" = 1'-0"

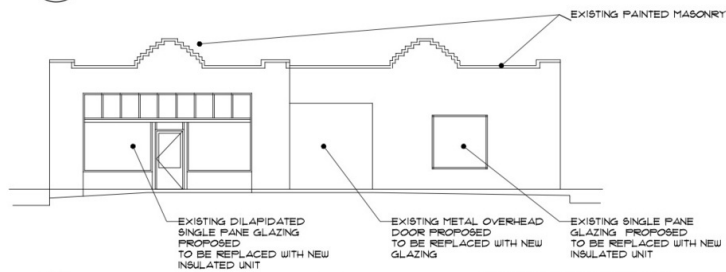
concept for tenant spaces
1200 W RENO + 203 S KLEIN
OCTOBER 1 2020

Add text here...

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B PROPOSED NEW GLAZING AT EAST FACADE
2 SCALE: 1/8"=1'-0" 203 S KLEIN



A EXISTING EAST FACADE
2 SCALE: 1/8"=1'-0" 203 S KLEIN

EXTERIOR IMPROVEMENTS
1200 W RENO + 203 S KLEIN
AUGUST 10 2020

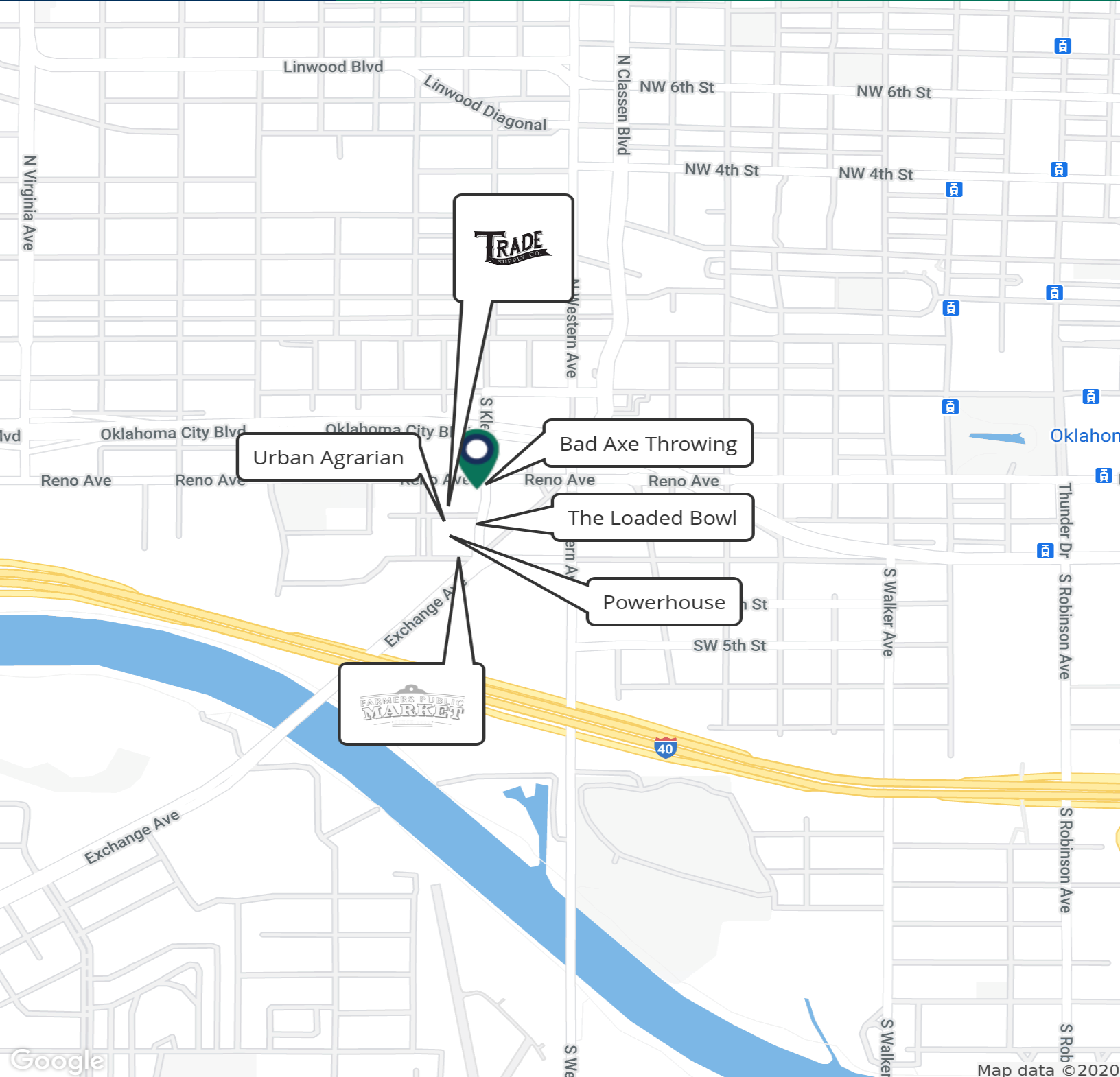
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Sutton Supply Building

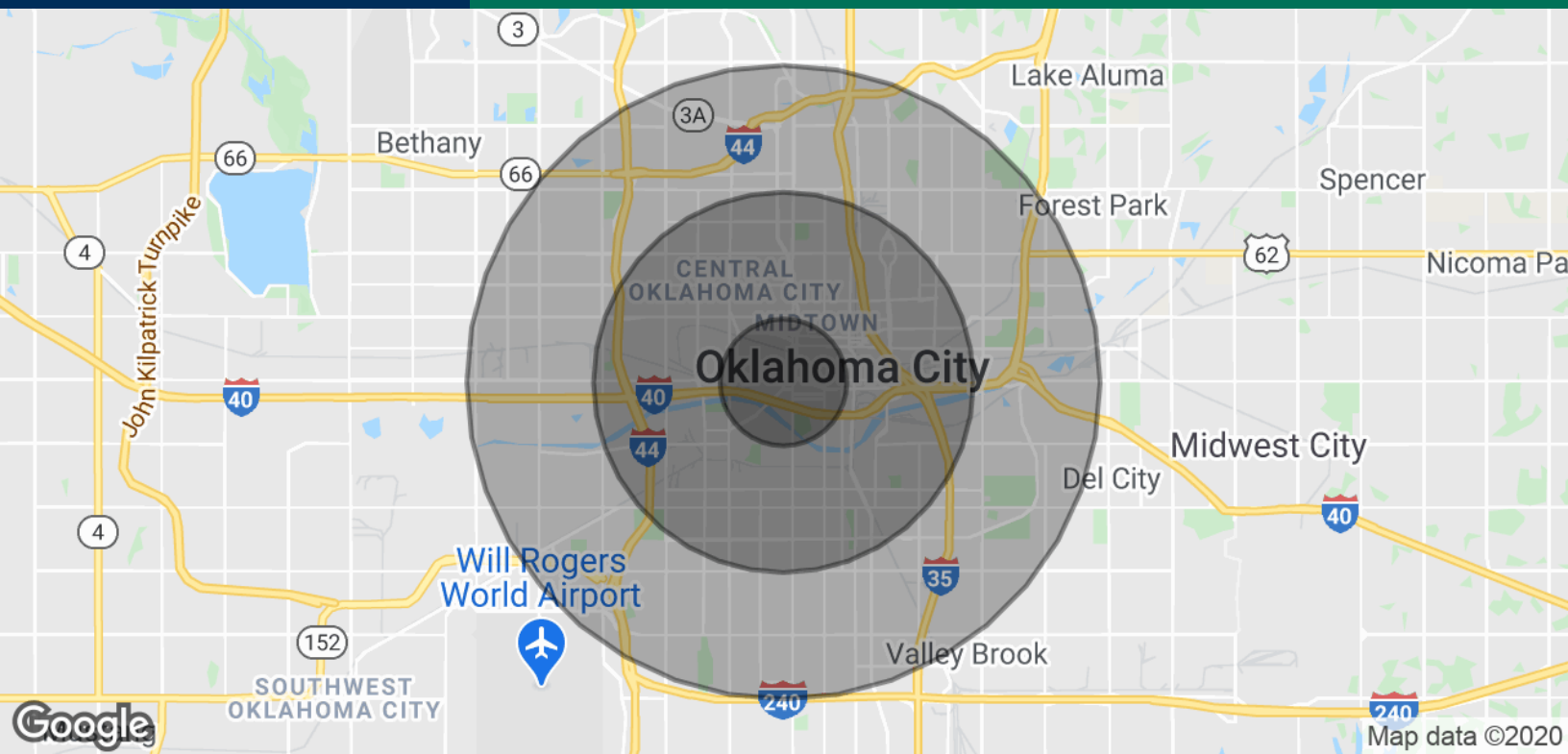
203 S Klein, Oklahoma City, OK 73106



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Sutton Supply Building

203 S Klein, Oklahoma City, OK 73106



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,600	86,903	229,559
Average age	34.8	31.1	32.8
Average age (Male)	35.3	31.2	32.4
Average age (Female)	34.7	31.1	33.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,787	32,263	89,750
# of persons per HH	3.7	2.7	2.6
Average HH income	\$31,792	\$40,578	\$41,786
Average house value	\$60,028	\$139,081	\$116,055

* Demographic data derived from 2010 US Census

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