



NEWMARK GRUBB
LEVY STRANGE BEFFORT

Office Building | FOR SALE OR LEASE

401 N Hudson Avenue, Oklahoma City, OK 73102

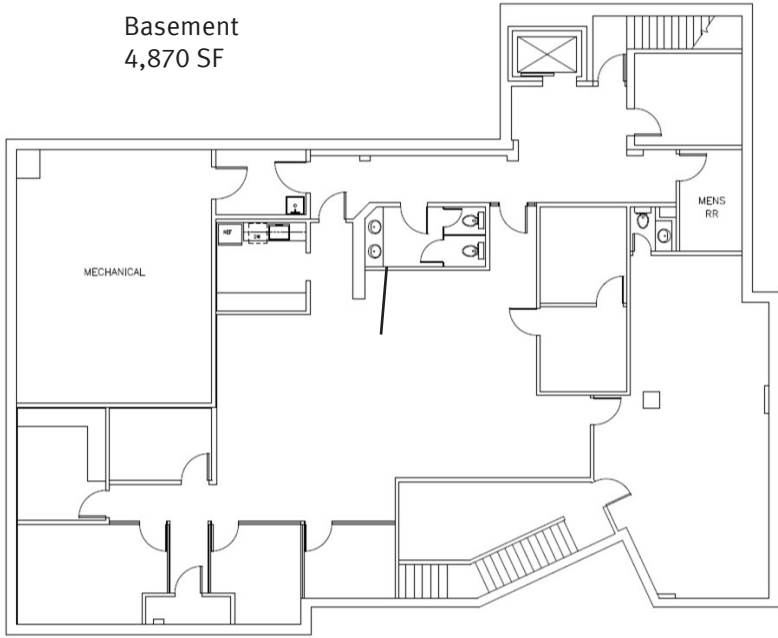
BRAD RICE
brice@newmarklsb.com
C: 918.269.8586

204 N. Robinson, Ste 700 OKC, OK, 73102
110 W. 7th, Ste 2600 Tulsa, OK, 74119

for more information, visit us at
newmarklsb.com

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Basement
4,870 SF



PROPERTY OVERVIEW

Downtown Oklahoma City office building is located just steps from the Federal and County Courthouse buildings, Civic Center, Art Museum, transportation center and the City of Oklahoma City offices. A new streetcar stop which heads north to Midtown is just across the street from the property and a stop heading south to Bricktown is one block east, as well as, entry to the underground downtown concourse. It is a 2-story building and basement with law firms currently on the 1st and 2nd floors (owner occupants). These two floors could be leased back for a short time or immediately vacated for the new owner.

The location is perfect for an investor or owner/occupant and has its own parking lot included with the building, approximately 30 parking spaces.

New roof installed 2015 with a 15 year warranty.

The building is within a federal Opportunity Zone.

PROPERTY DETAILS

Property Size	14,781 SF
Sale Price	\$2,100,000
Available	4,870 SF
Lease Rate	\$5,500.00 MG
Lease Term	Negotiable
Year Built	1964

PROPERTY HIGHLIGHTS

Excellent downtown location	Elevators serving all floors
Walking distance to courthouses	Access to numerous restaurants
Building sprinklers	Near unground concourse
Surface parking lot included	On street car route

