



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	12,000 SF
Available SF:	12,000 SF
Private Parking Lot:	0.32 Acres
Year Built:	1925
Submarket:	Capitol Hill District

PROPERTY OVERVIEW

This premier building is located in the Capitol Hill District in shell condition ideal for restaurant or upscale retail user.

PROPERTY HIGHLIGHTS

- Premier building in the Capital Hill Redevelopment Area
- Near new Community College Campus
- 15 minute walk to Chesapeake Area and newly developed Scissortail Park
- Located in a rapidly developing area with new restaurants opened such as Grill on the Hill and The Yale
- Building consists of roughly 12,000 sf with endless opportunities for its use such as Office, Restaurant/Bar Concept, Showroom and much more
- Private parking located directly behind the property giving tenants convenient access to the site
- All electrical, HVAC, Plumbing is up to code as well as a new elevator to be installed soon
- Landlord is willing to offer TA to a good credit tenant with the right use

ROSHA WOOD
405.239.1219
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Capitol Hill Bank Building

226-228 SW 25th Street, Oklahoma City, OK 73109



Imagine the endless opportunities for Office | Restaurant/Bar Concept | Showroom



Imagine the possibilities in Capitol Hill District



0.32 Acres | Private Parking available

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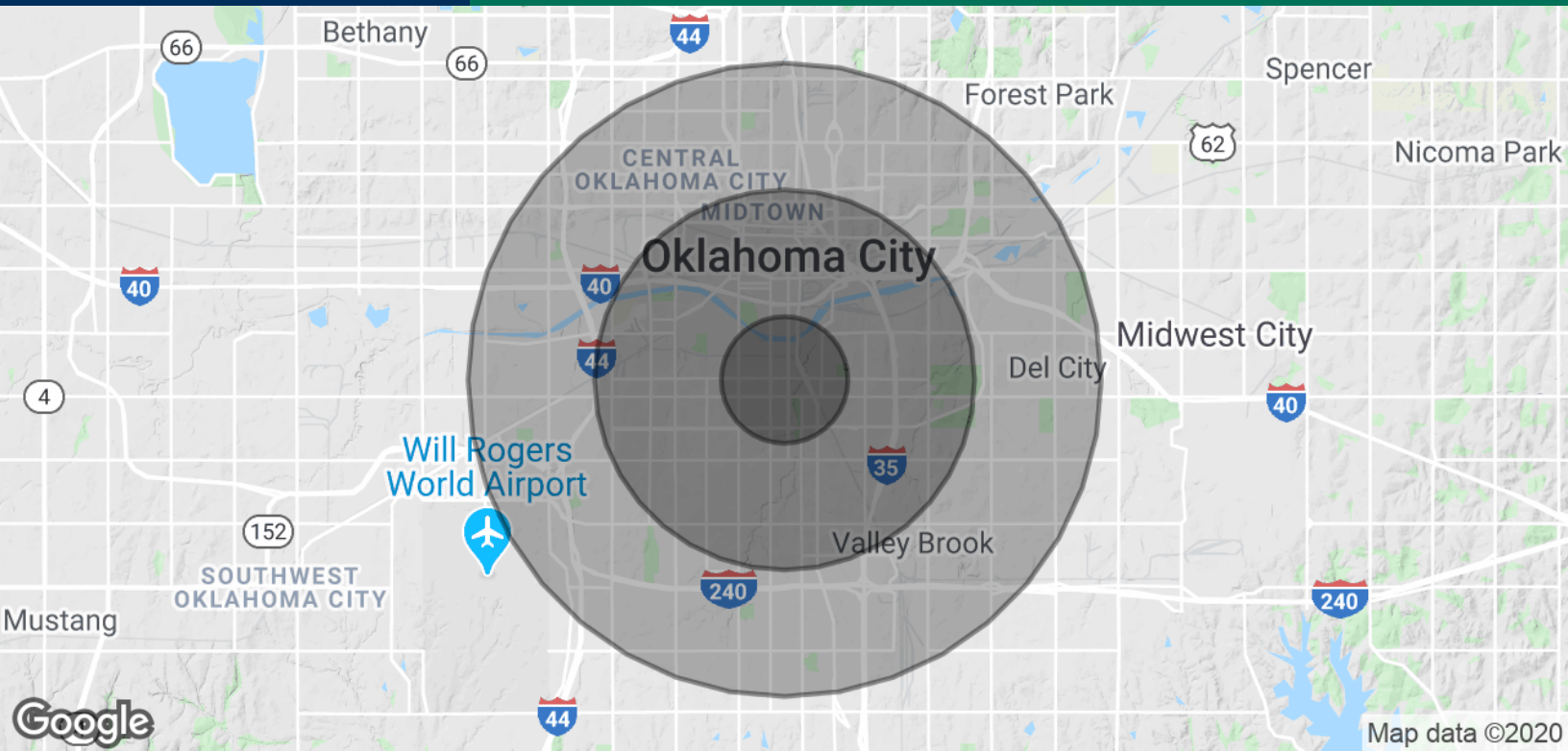
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,326	83,620	217,694
Average age	28.9	30.1	32.0
Average age (Male)	29.7	30.2	31.6
Average age (Female)	30.3	30.3	32.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,518	28,736	82,444
# of persons per HH	2.9	2.9	2.6
Average HH income	\$31,644	\$33,555	\$40,362
Average house value	\$86,364	\$70,626	\$98,347

* Demographic data derived from 2010 US Census

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