

**MAGNOLIA BUILDING
722 N. BROADWAY AVENUE
OKLAHOMA CITY, OK 73102**

Office Building For Sale or Lease

\$5,400,000 (\$170.91/SF)

\$17.00-\$18.00/SF Full Service

31,596 SF on 0.17 Acres MOL

1st (Ground Floor): 963 SF MOL

2nd Floor: 2,500 SF MOL

3rd Floor: Suite 300: 2,919 SF MOL

5th Floor: 6,060 SF MOL

REED

**COMMERCIAL
REAL ESTATE**



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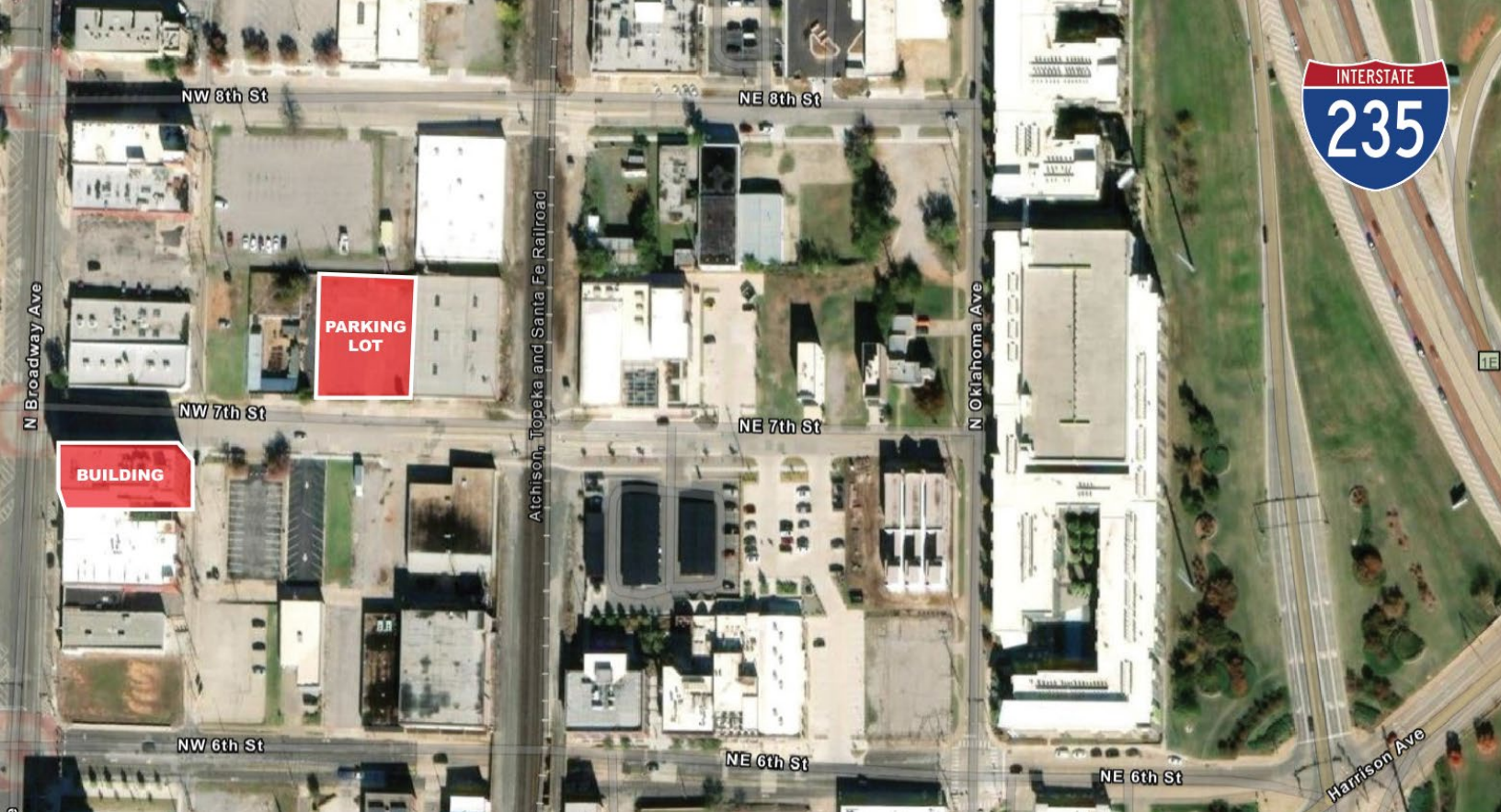
405.840.0600

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ABBIEY SULLIVAN

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PROPERTY HIGHLIGHTS

- 31,596 SF Mixed Use Retail and Office, 5-Story Building
- National Register of Historic Places
- Event Space on 5th Floor
- Investment or Owner Occupant Opportunity
- Historic Tax Credits Available
- Central Business District Opportunity Zone
- TIF District #2
- Pricing includes paved lot with 40 parks directly across from the property
- Built in 1919
- Zoned: CBD2

LOCATION HIGHLIGHTS

- High Visibility, High Traffic Area
- One Mile Proximity to Paycom Arena, OU Health, Convention Center, Devon Tower, and Scissortail Park
- Heart of Automobile Alley
- Building is on Streetcar Route
- Public Transit in Close Proximity

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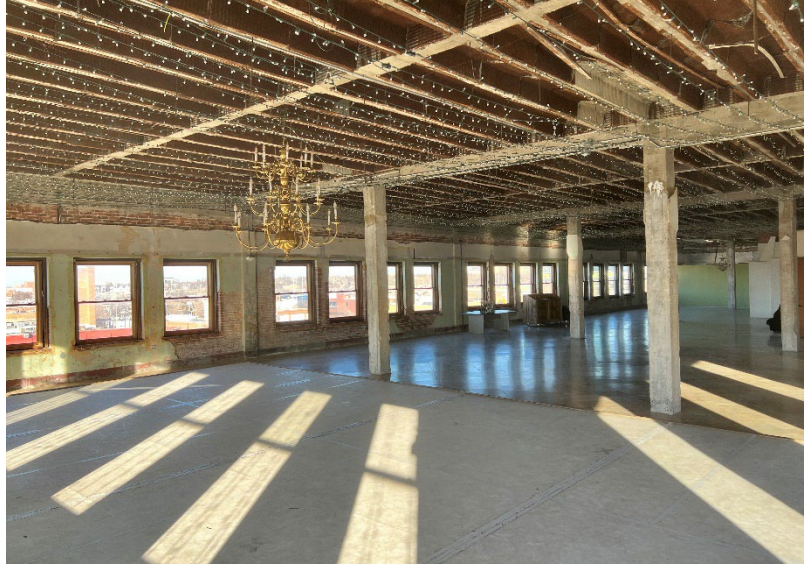
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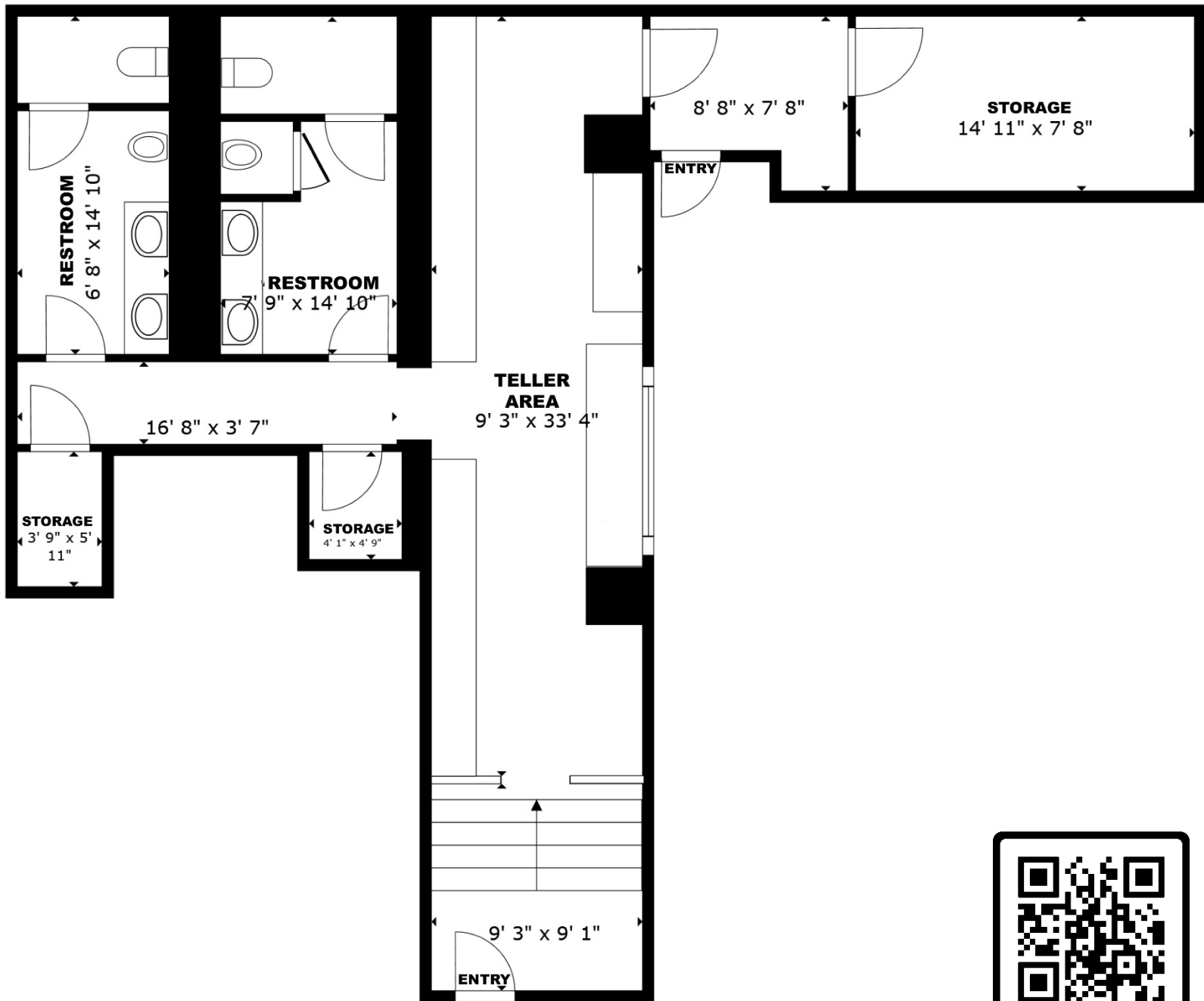
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1st (Ground Floor): 963 SF MOL



SCAN FOR 3D TOUR

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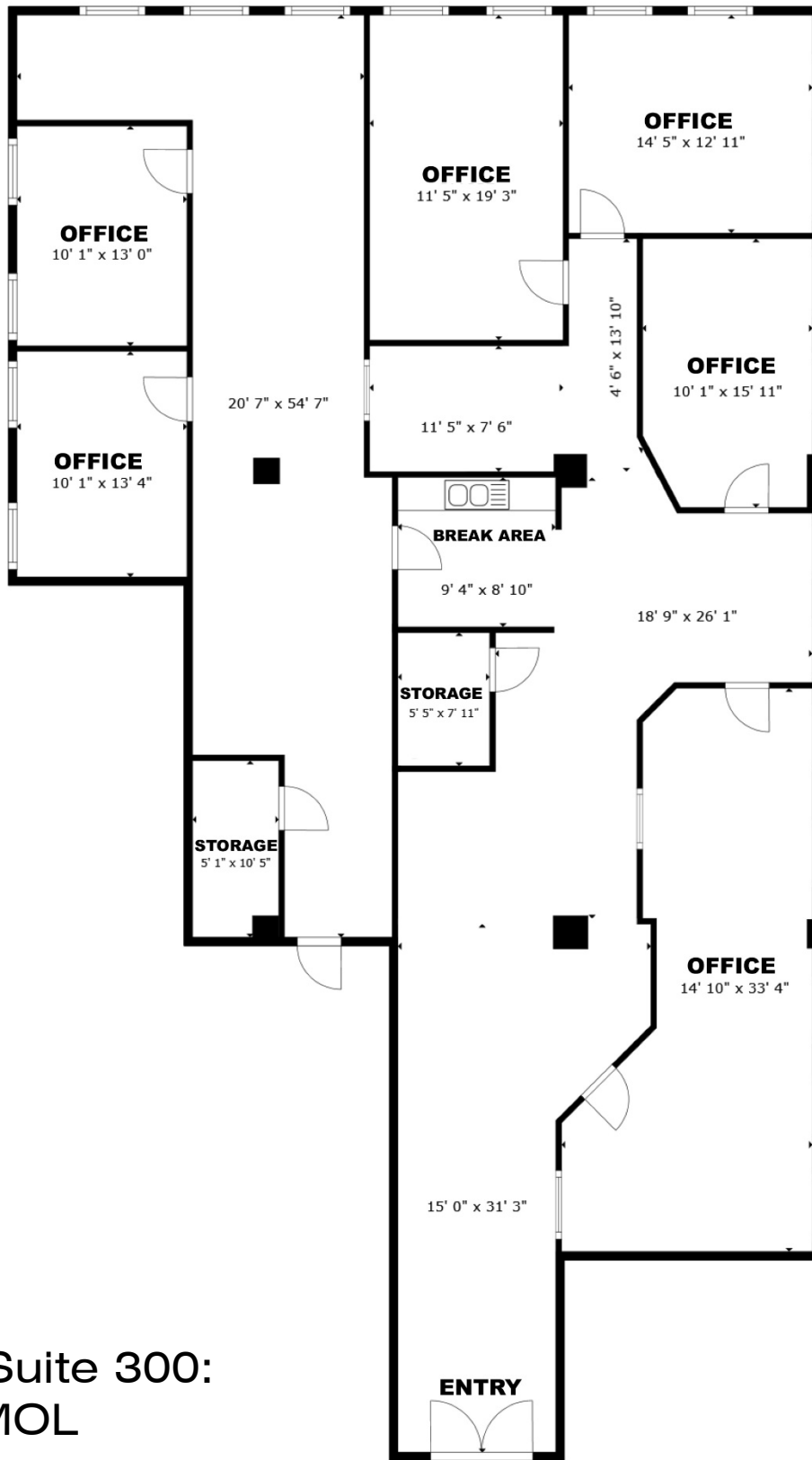
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3rd Floor: Suite 300:
2,919 SF MOL



SCAN FOR 3D TOUR

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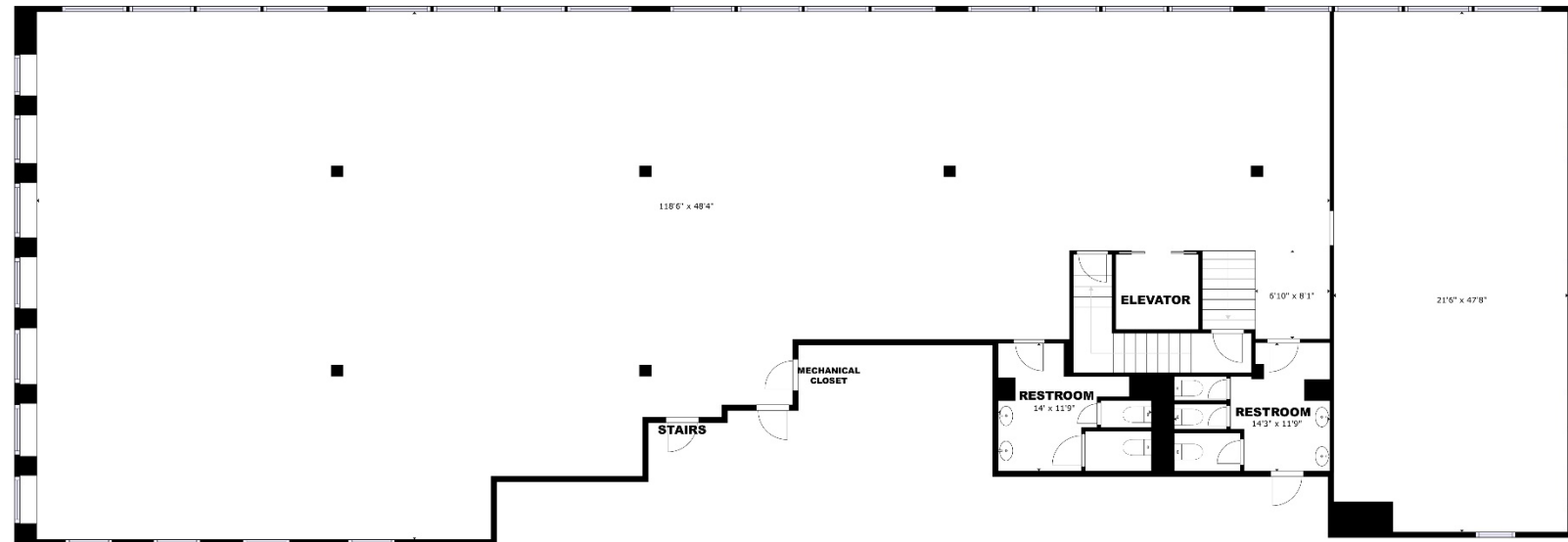
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5th Floor: 6,060 SF MOL



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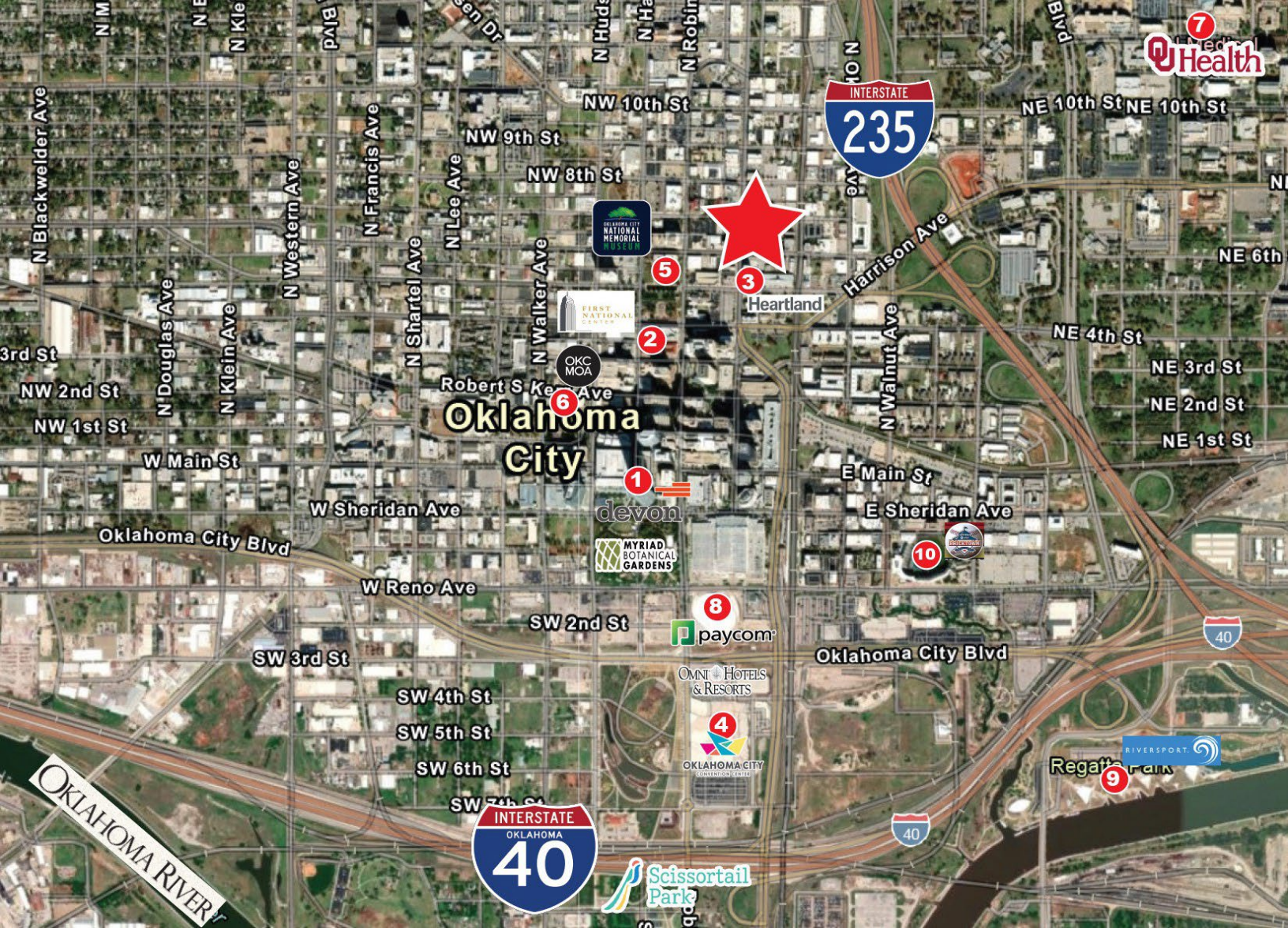
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Within a mile of the Magnolia Building

- 1 - Devon Tower
- 2 - First National Center
- 3 - Heartland Payment Systems Building
- 4 - OKC Convention Center and Omni Headquarter Hotel
- 5 - OKC National Memorial & Museum
- 6 - Oklahoma City Museum of Art
- 7- OU Health University of Oklahoma Medical Center
- 8 - Paycom Center
- 9 - Riversport OKC
- 10 - Bricktown Ball Park

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	11,107	83,751	211,174
AVERAGE HOUSEHOLD INCOME	\$121,535	\$69,629	\$63,128
TOTAL HOUSEHOLDS	5,031	34,097	84,018

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