

STARSPACE46

1141 W Sheridan Ave, Oklahoma City, OK 73106



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	13,728 SF
Available Space:	157 - 5,376 SF
Lease Type:	Full Service
Year Built:	1979
Renovated:	2016
Submarket:	Downtown Oklahoma City

PROPERTY OVERVIEW

Available for lease is the first floor, including a kitchenette, conference room, private offices and phone booths. StarSpace46 boasts a community driven approach to co-working. Regularly scheduled community events are held in the Techlahoma Event Space. This office space can accommodate small, large and growing firms.

LOCATION OVERVIEW

StarSpace46 is located at the corner of W Sheridan and N Klein, just two short blocks west of 21C Hotel, The West Village Apartments and Jones Assembly in Historic Film Row. It is also just north of the quickly developing Farmers Market District. Proximity to the Central Business District and unmatched access to the Oklahoma City Boulevard make it incredibly easy for employees and clients to locate. StarSpace46 is located at a pivotal access point to reach anywhere within Oklahoma City radius in just a few minutes.

PROPERTY HIGHLIGHTS

- Fully built-out
- Community oriented
- Free parking
- Great location

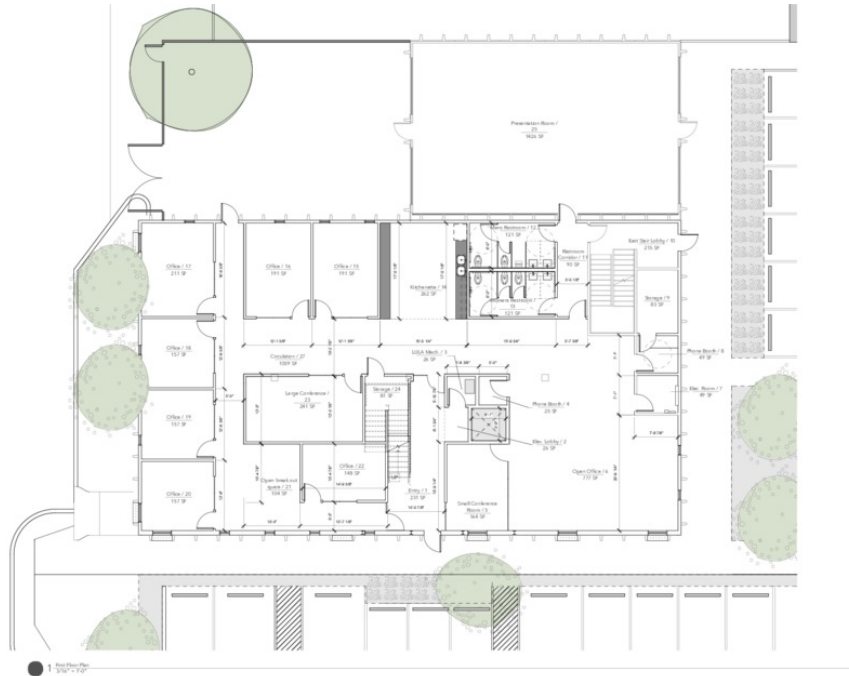


ADEPT Commercial Real Estate, LLC
120 E Sheridan, Suite 105E
Oklahoma City, OK 73104

Ian Duty-Dean
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LEASE TYPE FULL SERVICE | **TOTAL SPACE** 157 - 5,376 SF | **LEASE TERM** 6 TO 60 MONTHS | **LEASE RATE** NEGOTIABLE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1141 W Sheridan Ave	Available	5,376 SF	Full Service	Negotiable	Entire First Floor
Office 15	-	191 SF	Full Service	Negotiable	Private Office
Office 16	-	191 SF	Full Service	Negotiable	Private Office
Office 17	-	211 SF	Full Service	Negotiable	Private Office
Office 18	Available	157 SF	Full Service	Negotiable	Private Office
Office 19	Available	157 SF	Full Service	Negotiable	Private Office
Office 20	Kimray	157 SF	Full Service	Negotiable	Private Office
Office 22	-	148 SF	Full Service	Negotiable	Private Office

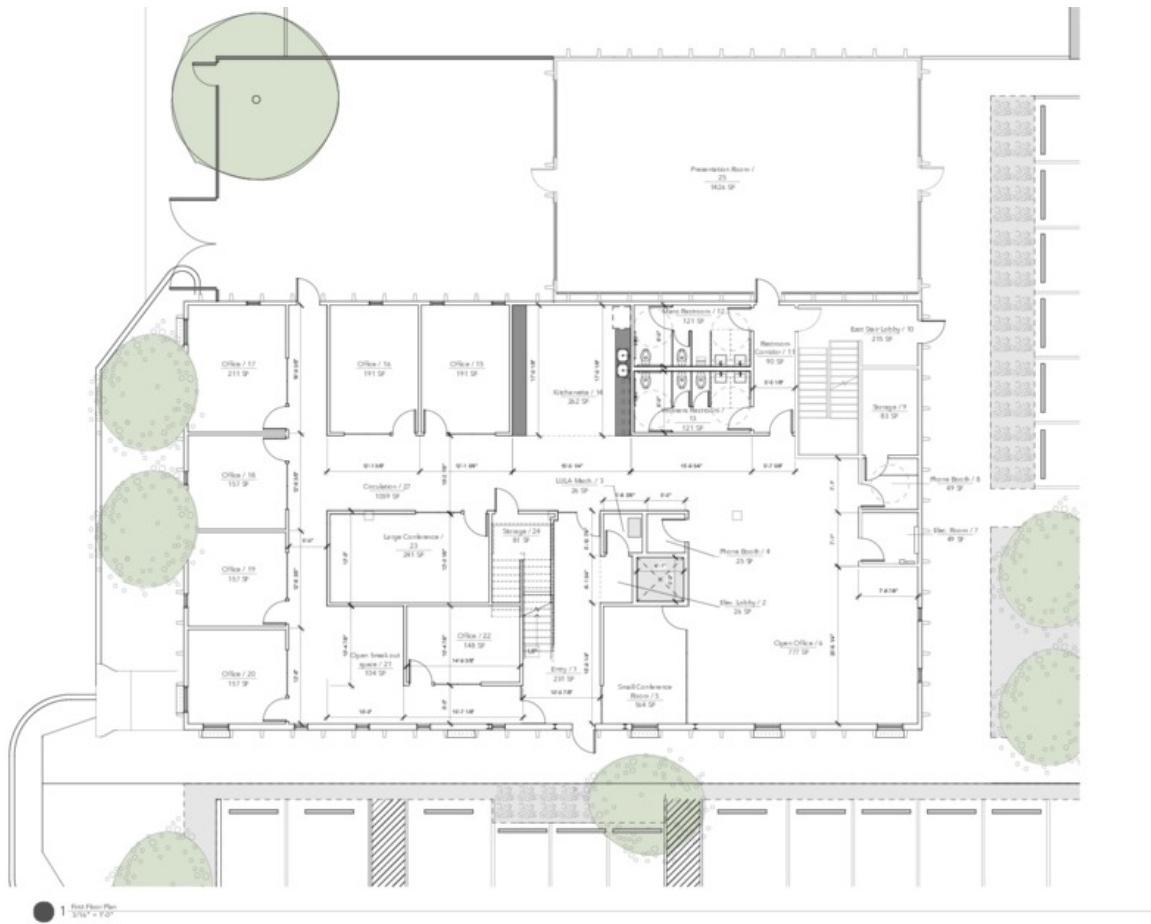


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ADDITIONAL PHOTOS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,214	86,147	228,866
Median age	34.8	31.4	32.9
Median age (Male)	35.7	31.6	32.5
Median age (Female)	33.6	31.4	33.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,101	32,317	89,741
# of persons per HH	3.4	2.7	2.6
Average HH income	\$34,464	\$42,415	\$42,369
Average house value	\$59,943	\$147,624	\$120,941

* Demographic data derived from 2010 US Census



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IAN DUTY-DEAN

Senior Advisor

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Direct: 405.642.4677

OK #171793

PROFESSIONAL BACKGROUND

Ian Duty-Dean is an Advisor with ADEPT Commercial Real Estate. Prior to joining ADEPT, he was an Advisor for Emersons Commercial Real Estate and SVN Land Run. Ian is a real estate professional with five years of experience in commercial real estate brokerage. After graduating Classen School of Advanced Studies he went on to pursue a degree at the University of Oklahoma. During that time Ian landed an internship with the Oklahoma City Urban Renewal Authority. There he had the opportunity to collaborate with and learn some of the most established developers in Oklahoma City.

Ian's primary focus is adaptive reuse, site selection, and expansions. While having a passion for urban development, Ian has also represented tenants and landlords in rural communities throughout Oklahoma. Ian has the capacity to assist clients with their retail, office, and industrial needs small and large.

EDUCATION

University of Oklahoma

MEMBERSHIPS

Urban Land Institute
Commercial Real Estate Council
International Council of Shopping Centers



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