

The Candy  
Factory  
1 E. Sheridan  
Avenue  
Oklahoma City, OK 73104

Retail / Office Space  
For Lease

\$18.00/SF Full Service

SUITES AVAILABLE

1<sup>st</sup> Floor: 7,500 SF Retail & Office

7<sup>th</sup> Floor: 8,254 SF Office



HAVE QUESTIONS?  
405.840.0600  
NAISULLIVANGROUP.COM

**NAI** Sullivan Group

Abbey Sullivan  
405.863.7590  
ABBHEY@NAISULLIVANGROUP.COM





- Move-In Ready Office and Retail Suites Available
- Building Signage Available on SW Corner of the Building
- Modern Workspaces with Exceptional Views of Downtown/Bricktown
- Public Transit Stop Directly in Front of Building
- Surrounded by Local and Regional Retailers
- Parking Adjacent to the Building, along with Street and Paid Lots
- 68,604 Total SF on 1.69 Acres MOL
- Zoned: BC District
- One Block East of New Paycom Arena
- Bricktown Core Development District
- Walking Distance to Downtown, Bricktown Canal, New Arena, and Many Restaurants, Hotels, and Live Music Venues

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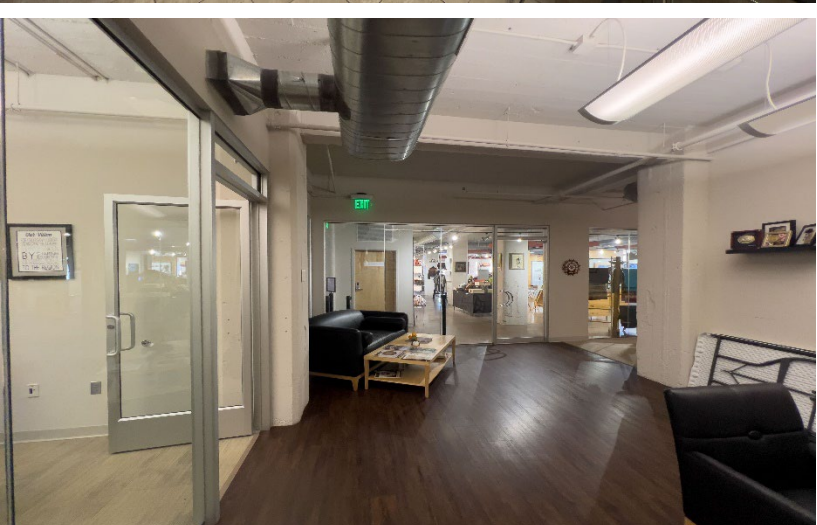
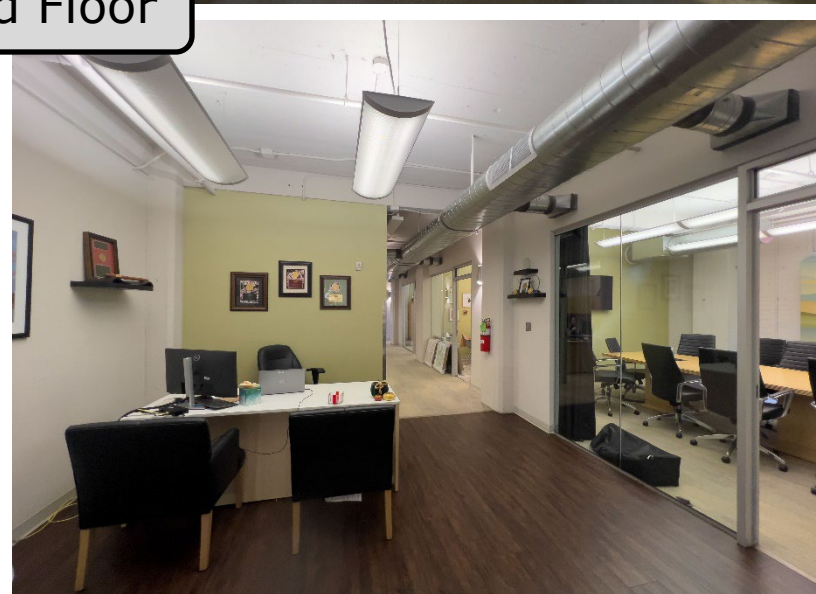
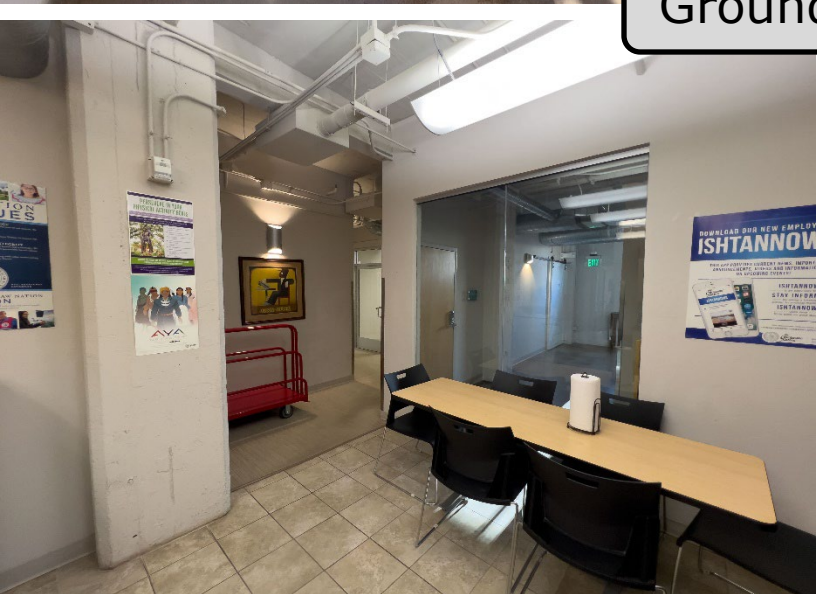
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Ground Floor

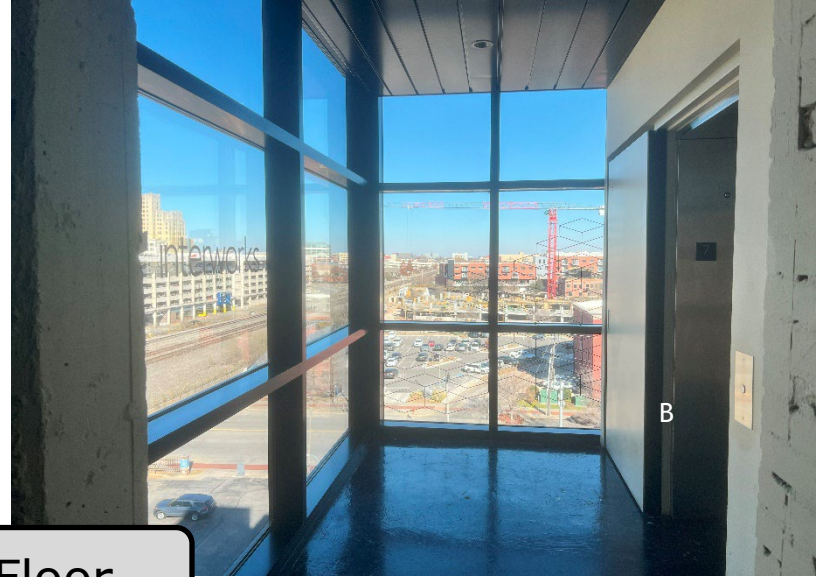


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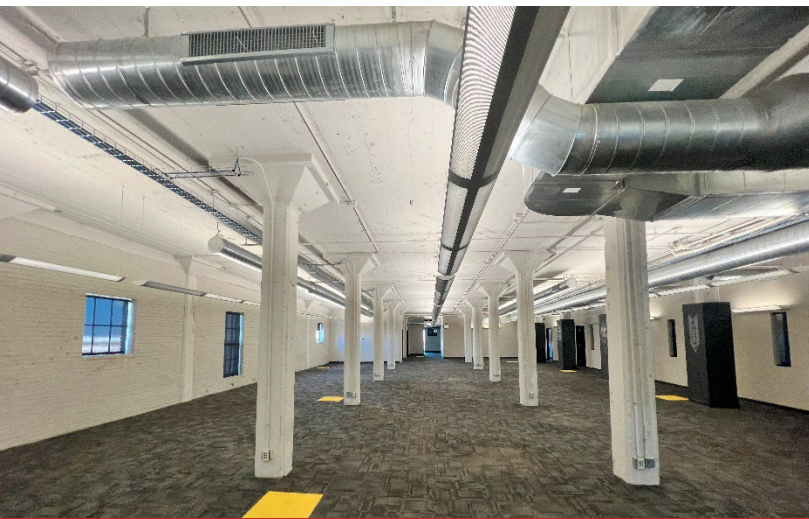
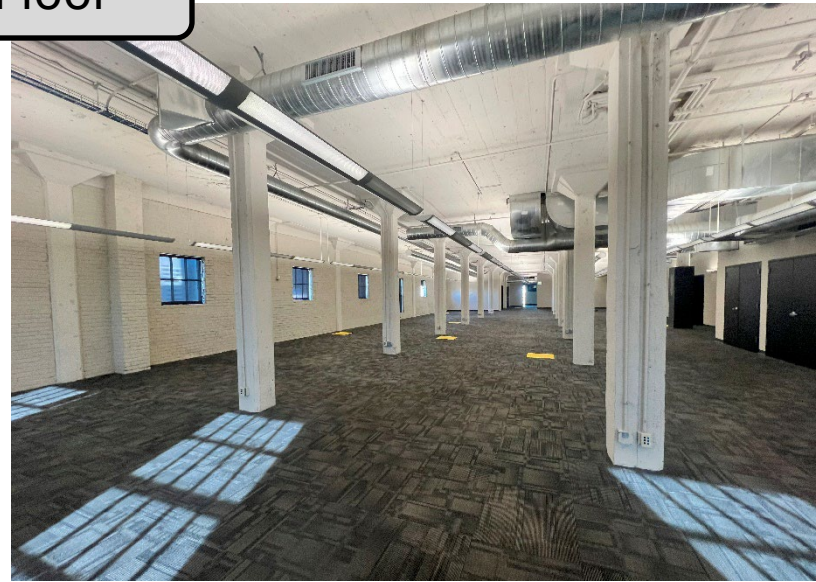
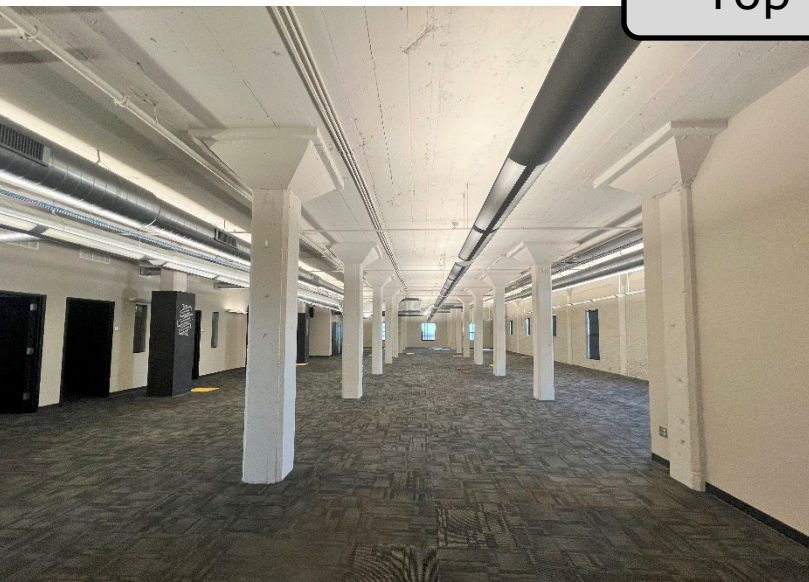
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Top Floor

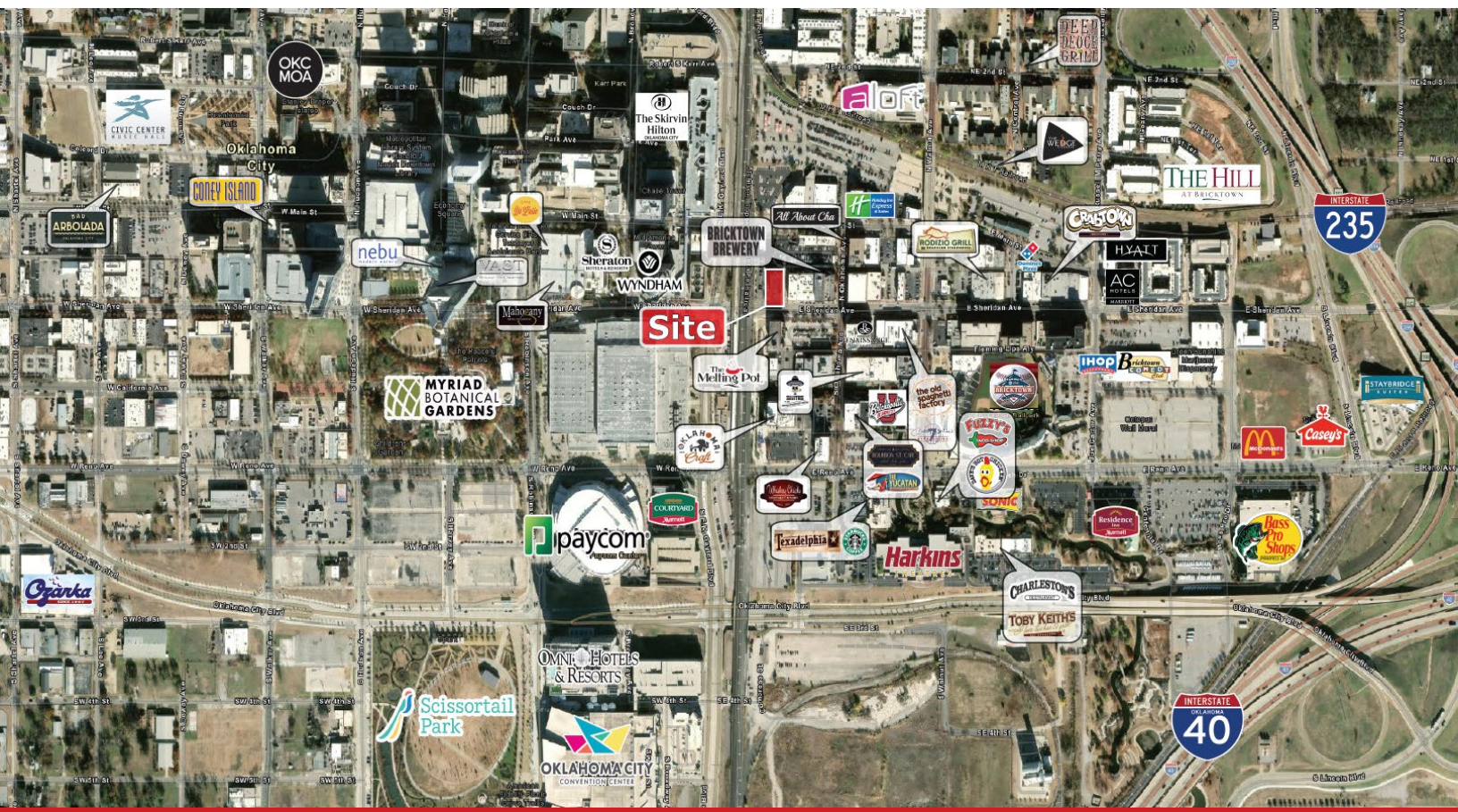


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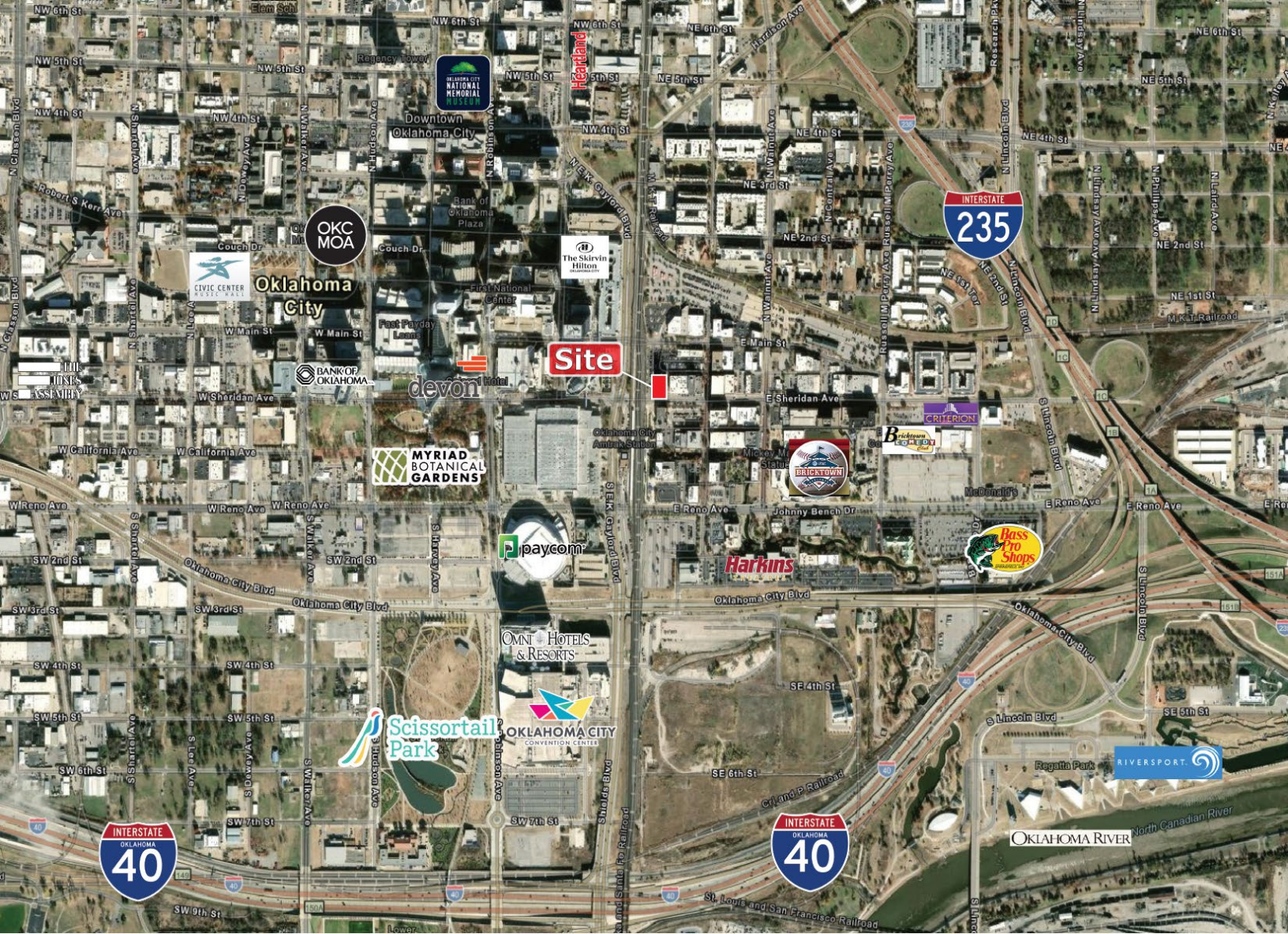


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	1 MILE	3 MILE	5 MILE
POPULATION	5,879	77,484	217,740
AVERAGE HOUSEHOLD INCOME	\$88,870	\$62,521	\$58,406
TOTAL HOUSEHOLDS	3,434	33,085	87,020

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