

Sales Price: \$5,000,000 (\$160.00/SF)  
8.2% Cap Rate



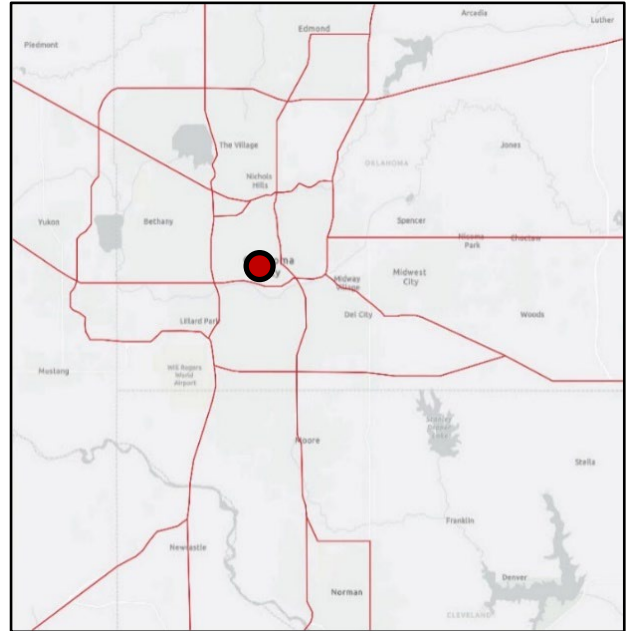
***The Athenian***  
**615 N. Hudson Avenue**  
Oklahoma City, Oklahoma 73102

**PROPERTY HIGHLIGHTS**

- 3 Stories of Class B Office Space
- Federal Opportunity Zone
- 100% Leased, Income Producing
- Hard Corner of N.W. 6th Street and N. Hudson Avenue

**LOCATION HIGHLIGHTS**

- Heart of Downtown Business Improvement District
- Close Proximity to Multiple Federal Buildings, Oklahoma City National Memorial & Museum, Paycom Center, Many Restaurants, Multi-Family Properties, and Public Transit



TOTAL SF	31,215 SF on 0.24 Acres MOL
BUILT	2001
ZONED	DBD

**Abbey Sullivan**  
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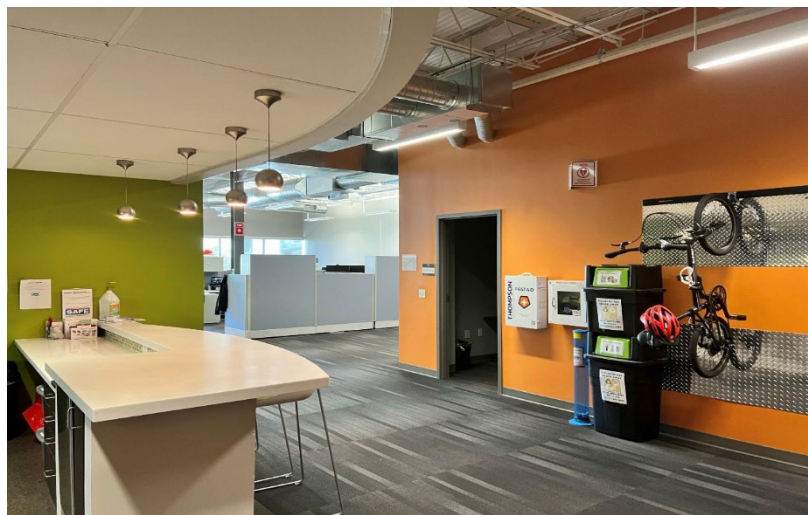
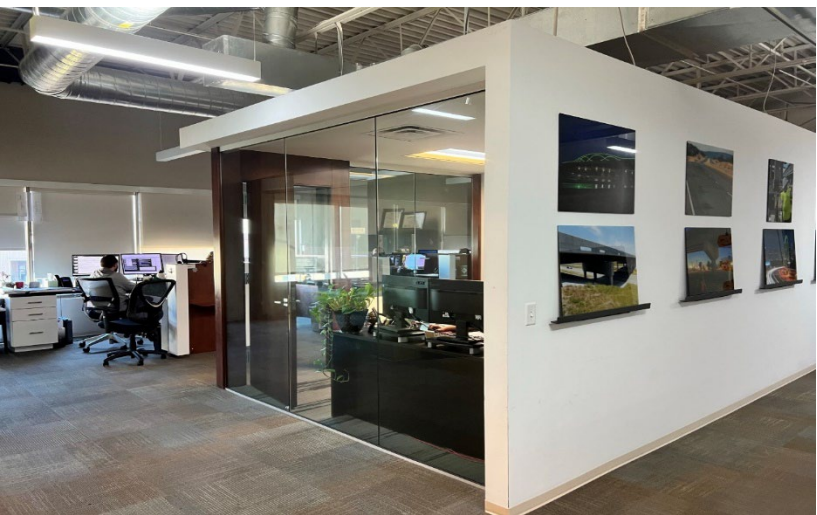
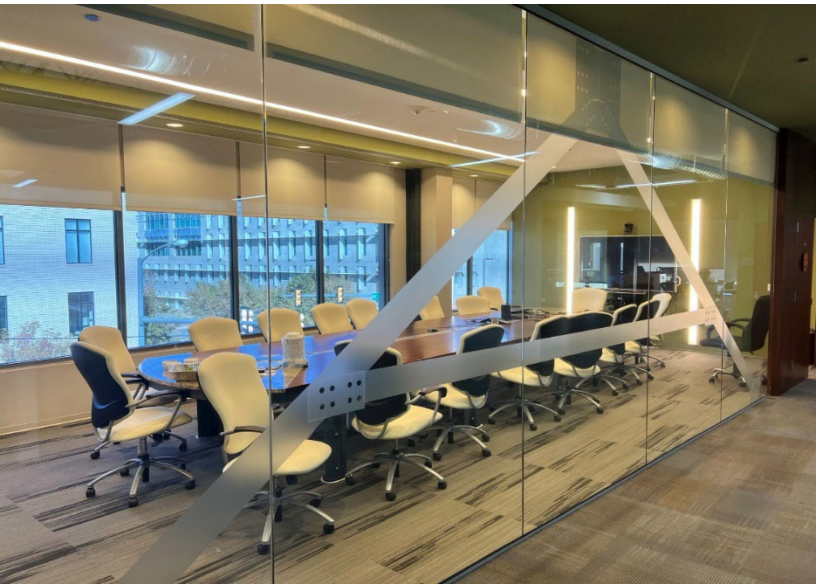
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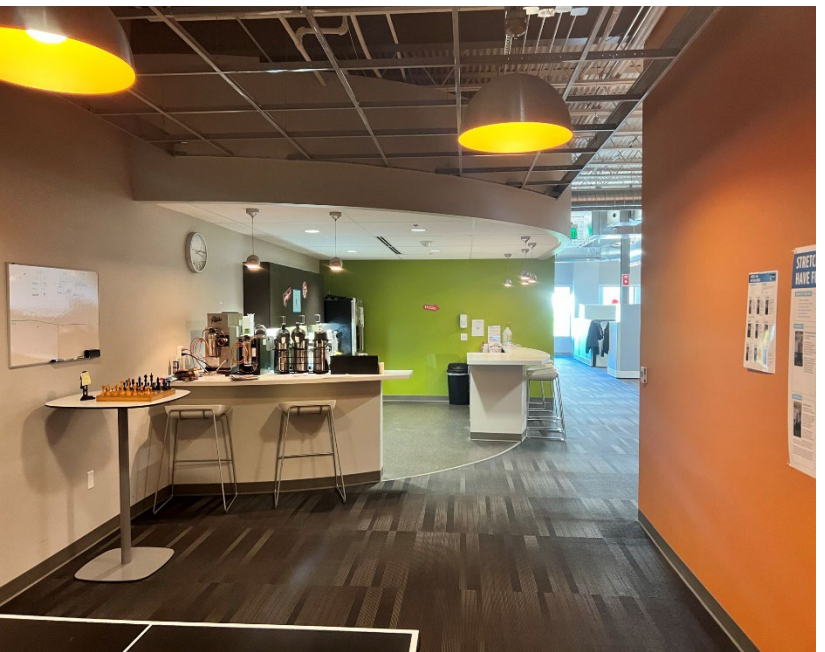
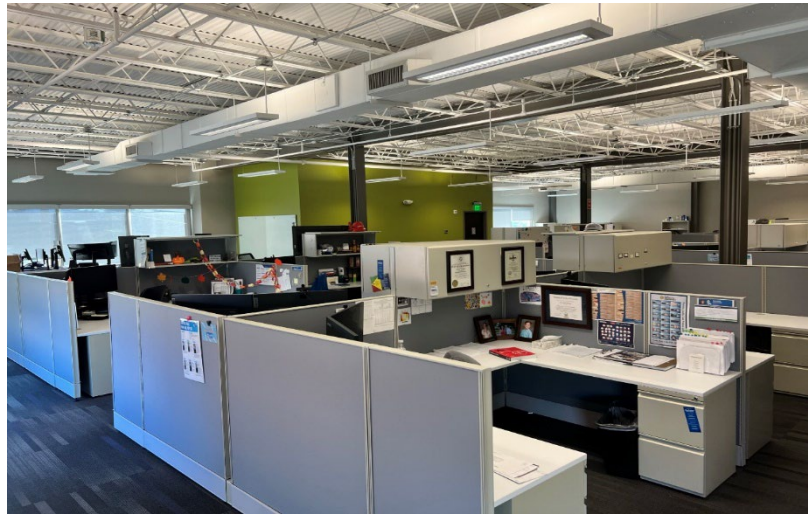
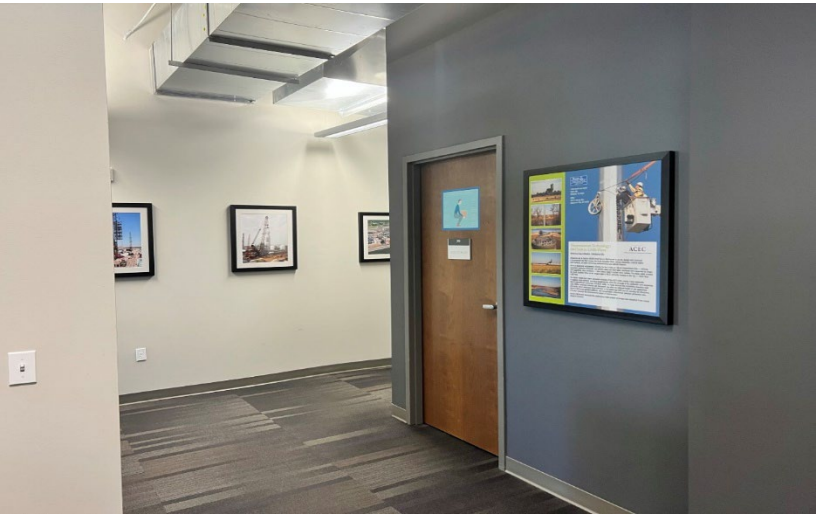
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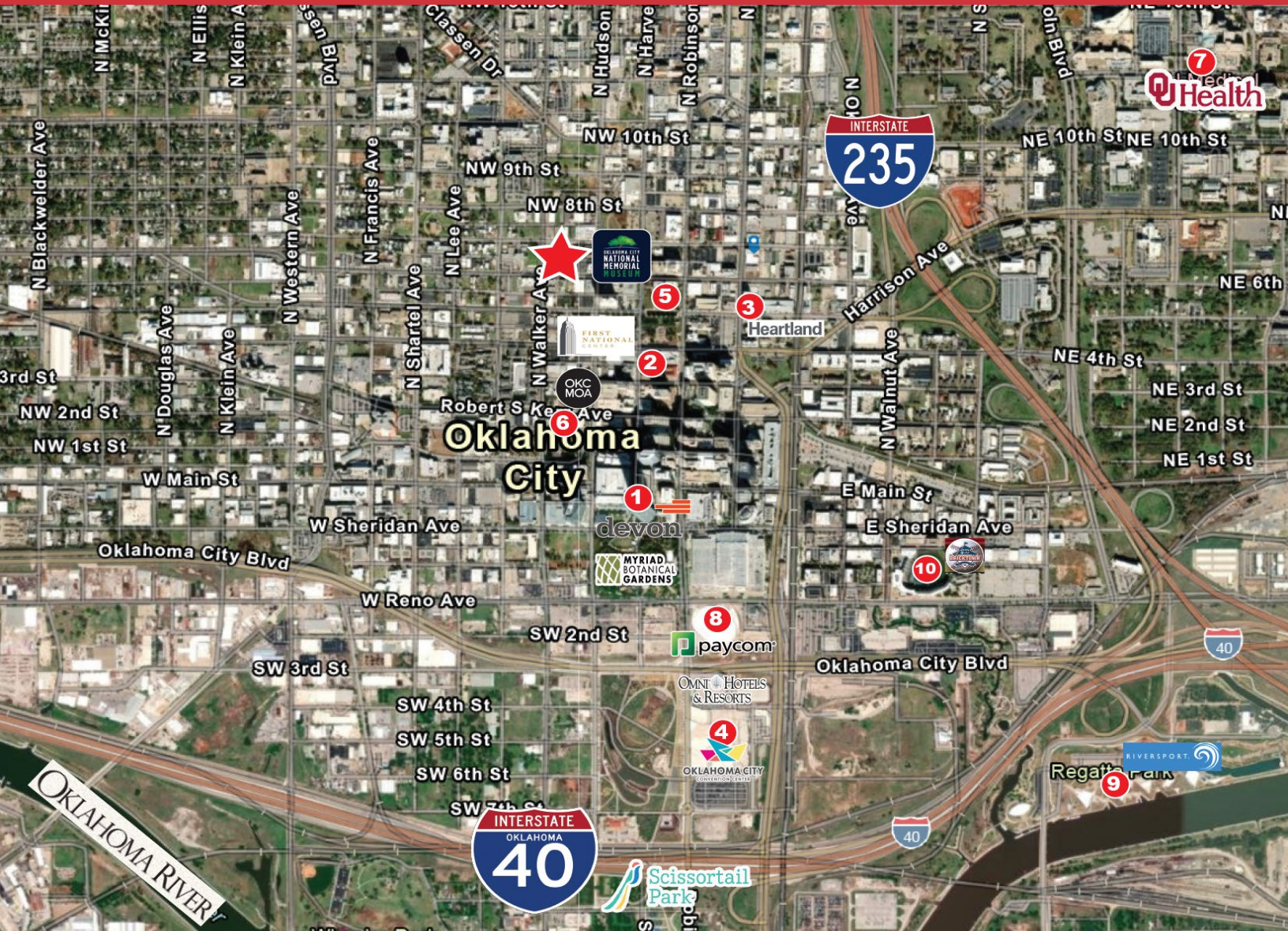
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## Within a mile of The Athenian Building

- 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

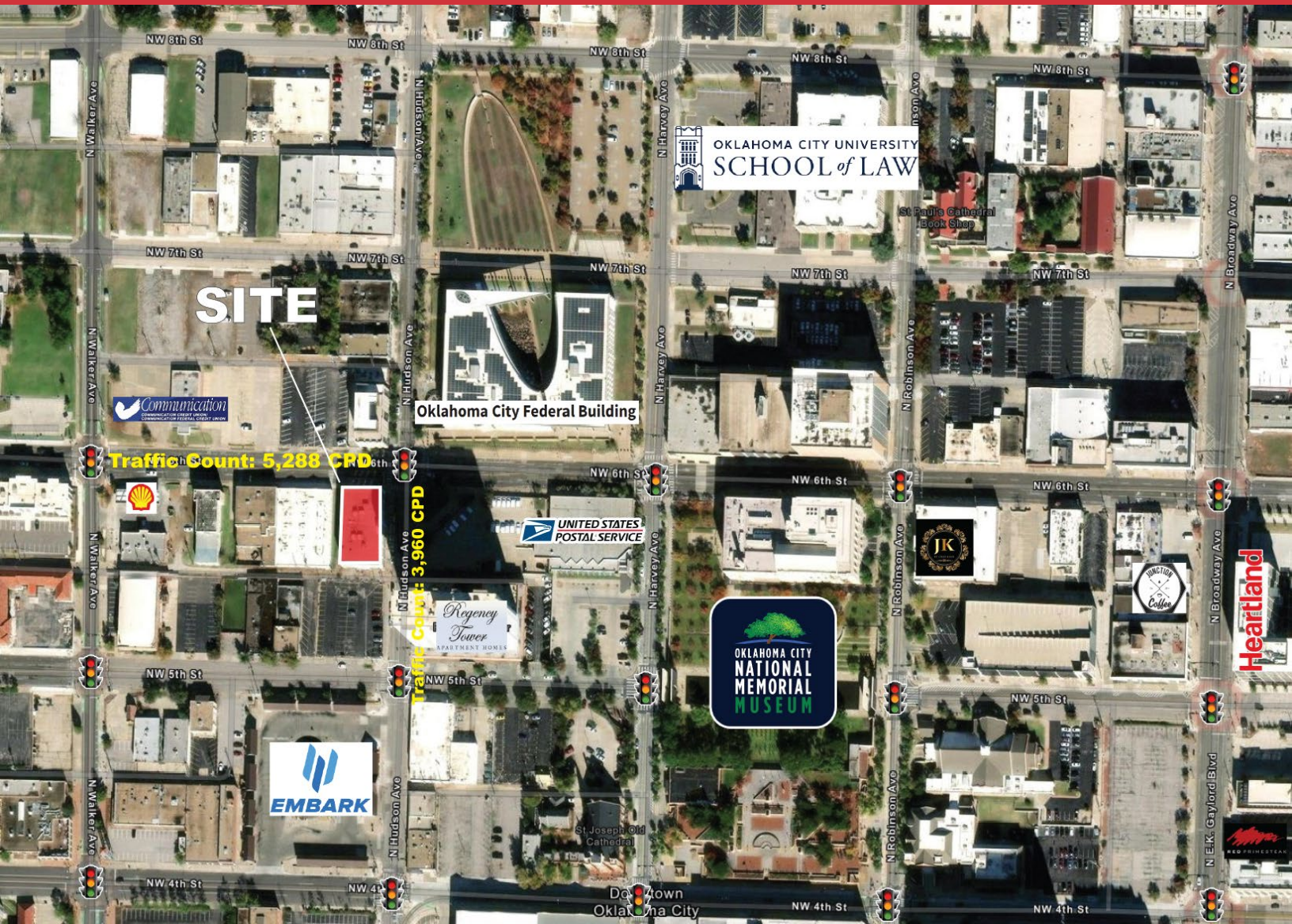
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Population	1 Mile: 12,724	3 Miles: 87,360	5 Miles: 219,519
Average Household Income	1 Mile: \$118,043	3 Miles: \$69,853	5 Miles: \$62,732
Total Households	1 Mile: 5,437	3 Miles: 35,176	5 Miles: 87,692

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