

**THE CANDY FACTORY
1 E. SHERIDAN AVENUE
OKLAHOMA CITY, OK 73101**

Retail / Office Space For Lease

\$18.00/SF Full Service

1st Floor: 7,500 SF-Retail & Office

7th Floor: 8,254 SF Office

REED

**COMMERCIAL
REAL ESTATE**



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405.840.0600

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ABBIEY SULLIVAN

405.863.7590

ABBIEY@NAIRED.COM



PROPERTY HIGHLIGHTS

- 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
- Parking Adjacent to the Building, along with Street and Paid Lots
- 68,604 Total SF on 1.69 Acres MOL
- Zoned: BC District

LOCATION HIGHLIGHTS

- Surrounded by Local and Regional Retailers
- 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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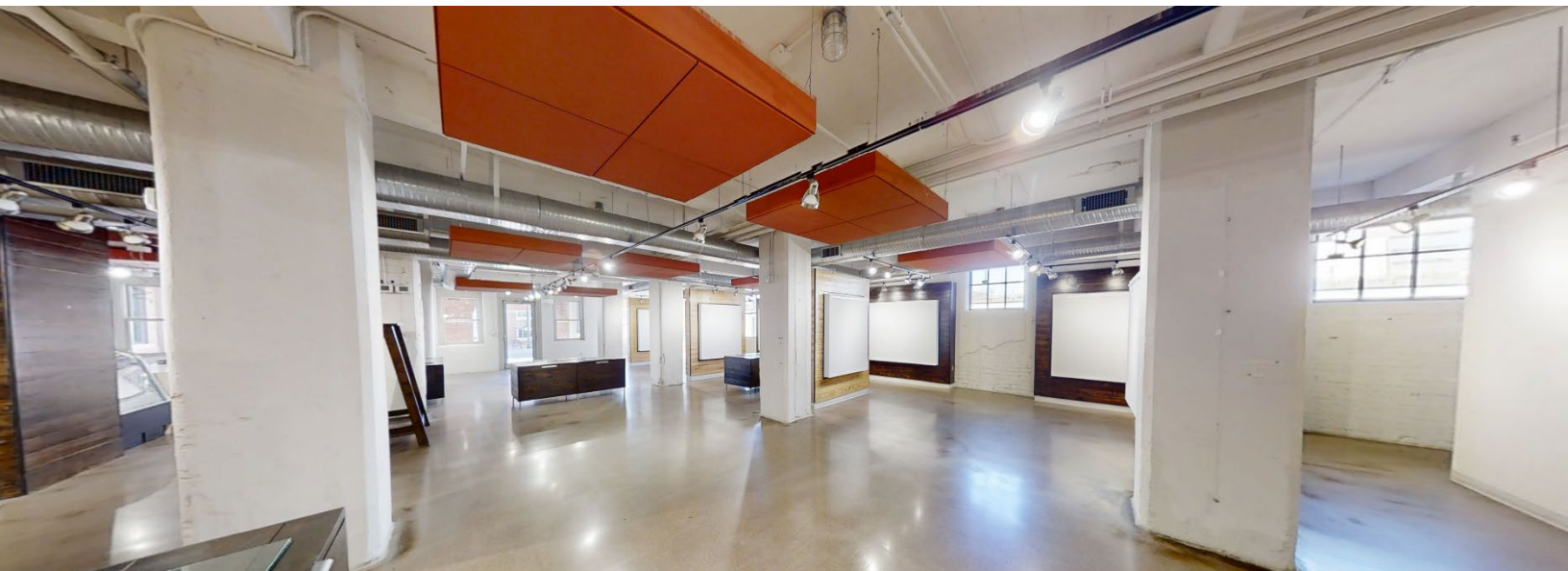
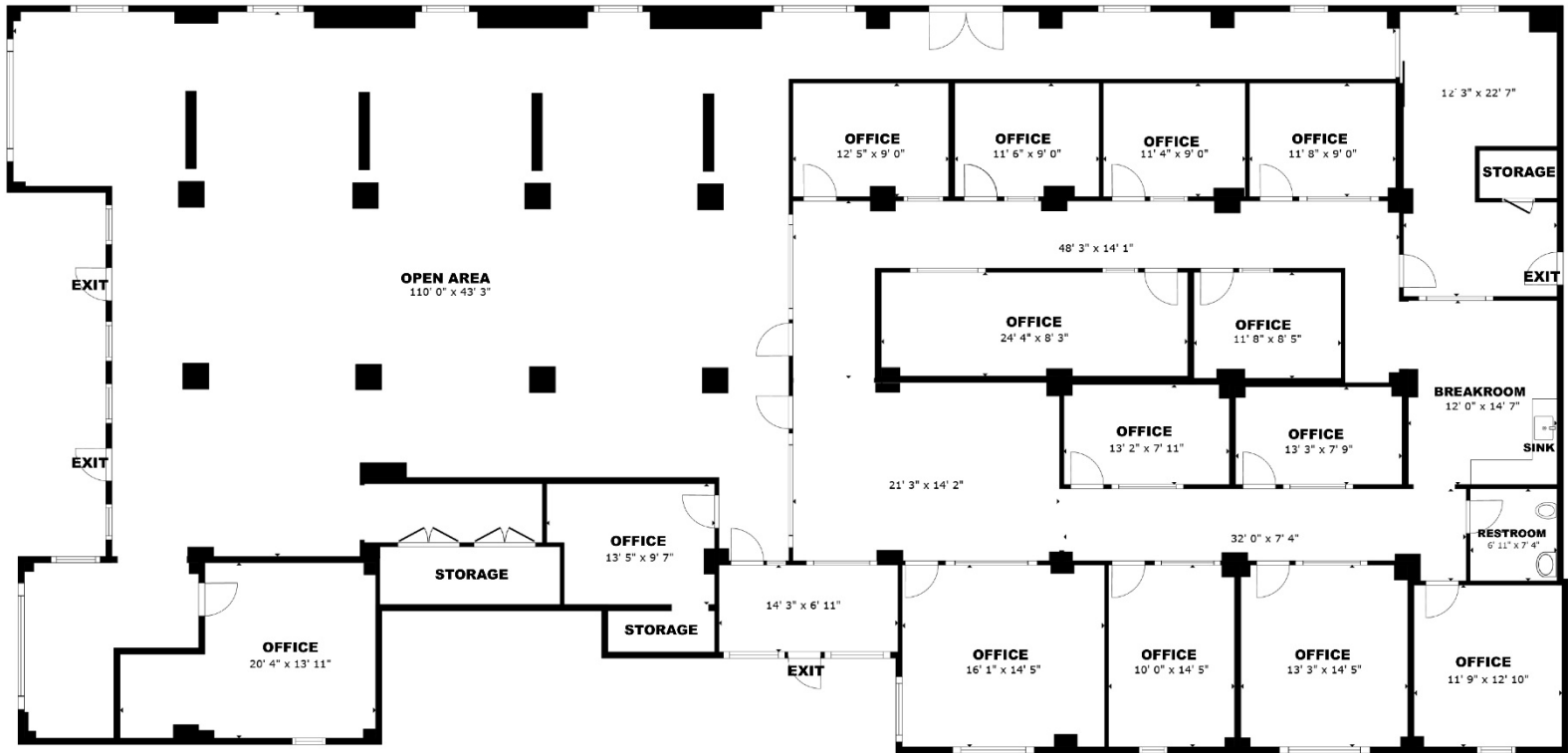
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GROUND FLOOR: 7,500 SF



SCAN FOR 3D TOUR



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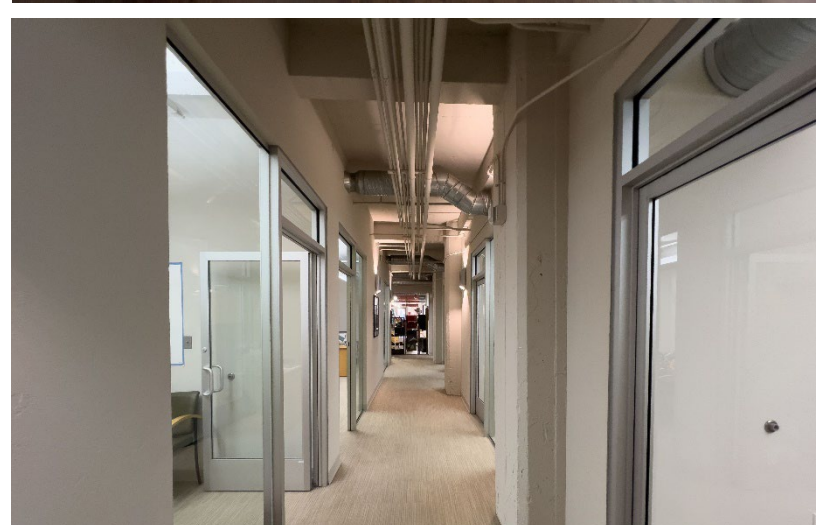
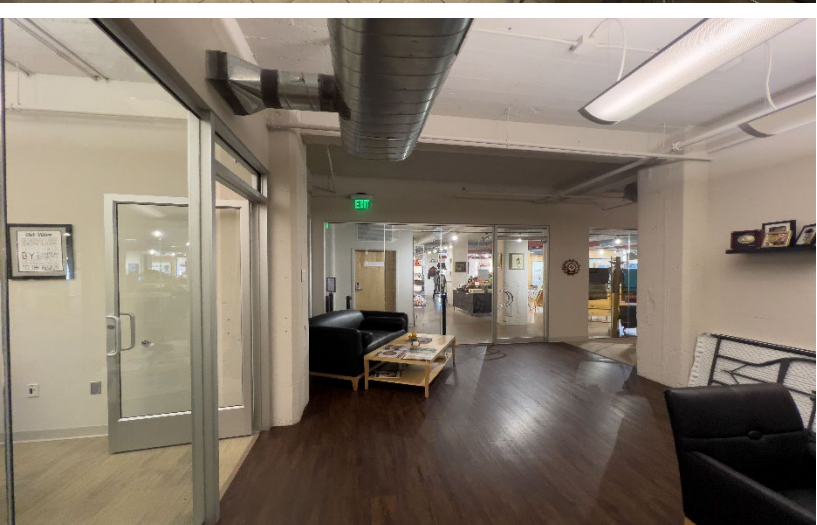
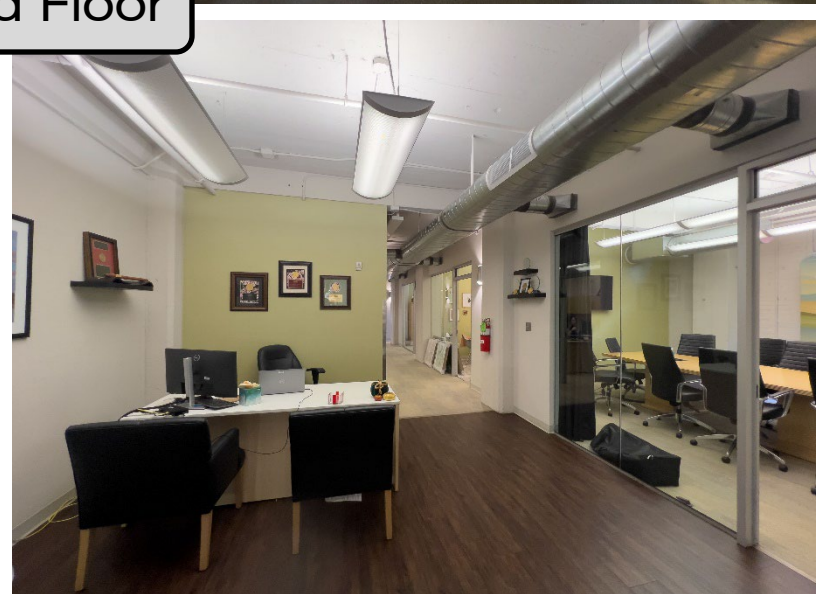
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Ground Floor



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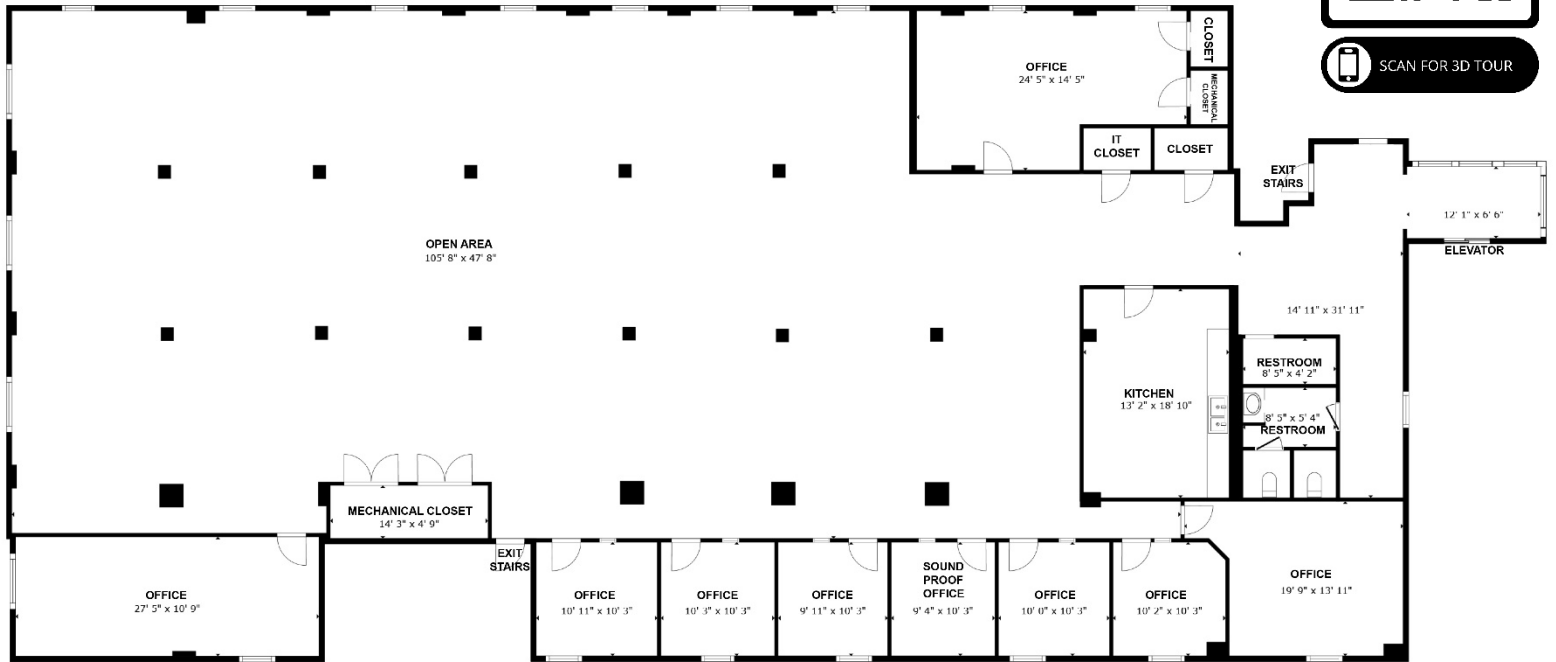
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7TH FLOOR: 8,254 SF



SCAN FOR 3D TOUR



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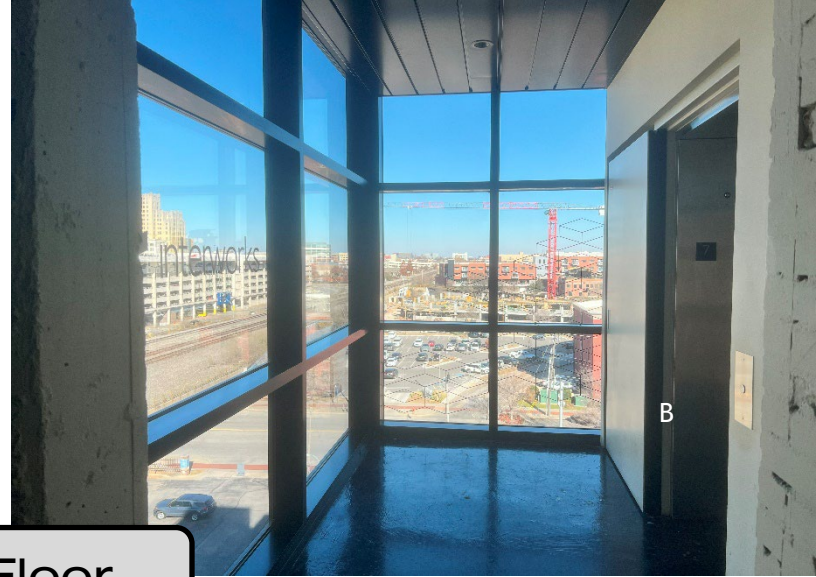
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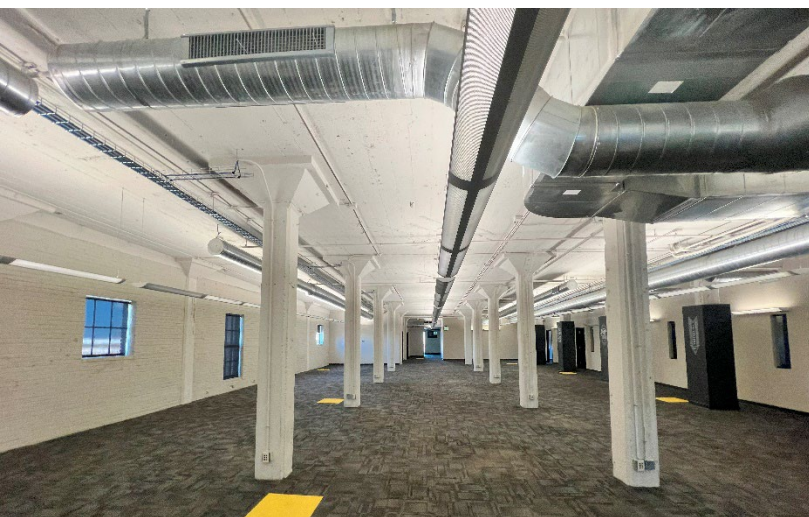
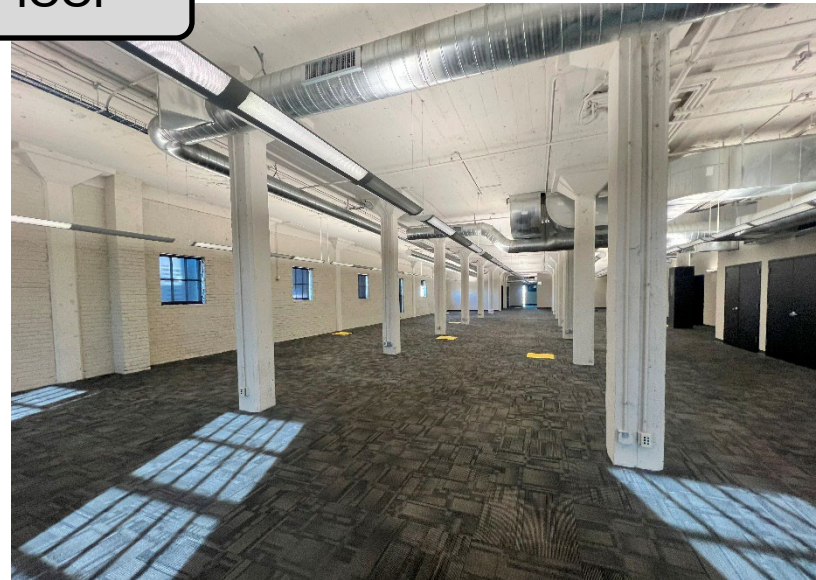
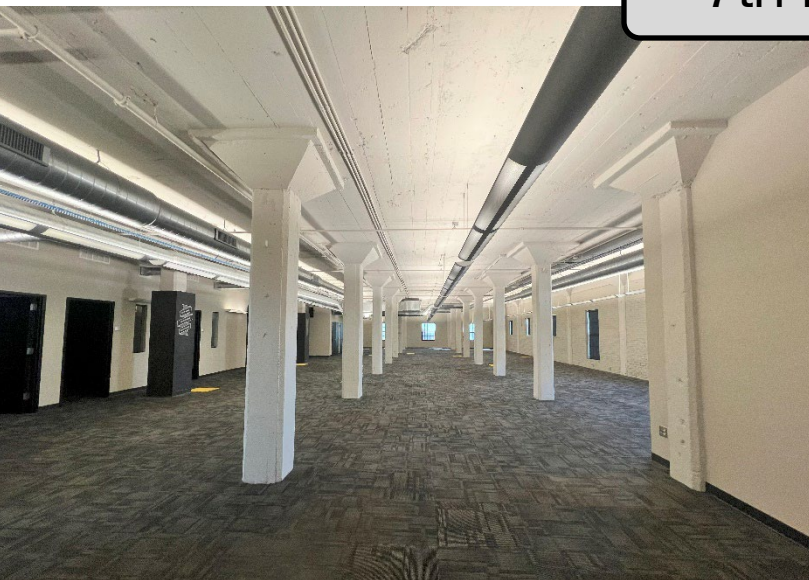
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7th Floor



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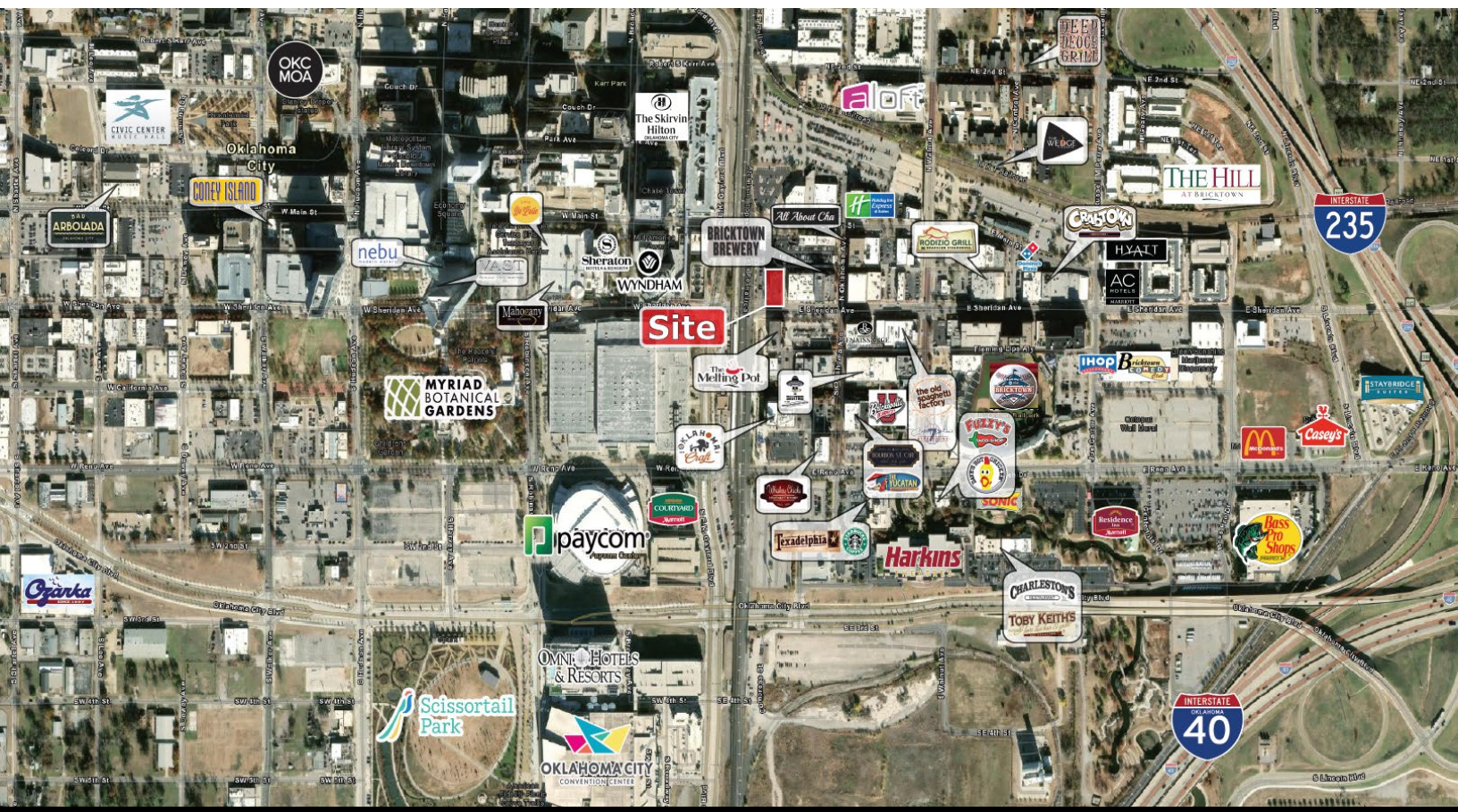
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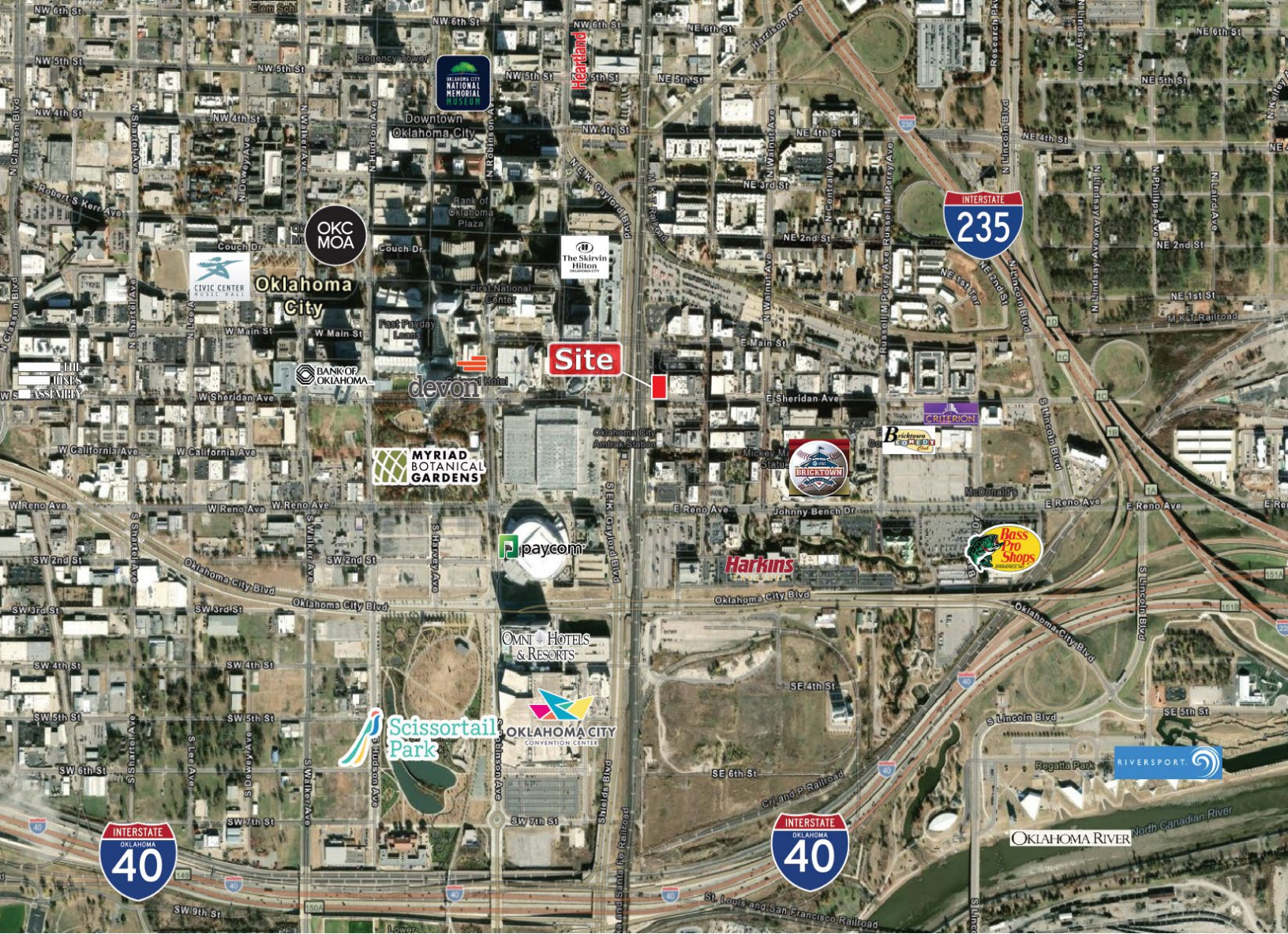
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	5,879	77,484	219,519
AVERAGE HOUSEHOLD INCOME	\$88,870	\$62,521	\$58,406
TOTAL HOUSEHOLDS	3,434	33,085	87,020

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