

# Capitol Hill Bank Building

226-228 SW 25th Street, Oklahoma City, OK 73109



## PROPERTY FOR LEASE | FOR SALE

Lease Rate:	Negotiable
Sale Price:	\$1,500,000
Building Size:	12,000 SF
Available SF:	12,000 SF
Private Parking Lot:	0.32 Acres
Year Built:	1925
Submarket:	Capitol Hill District

## PROPERTY OVERVIEW

This premier building is located in the Capitol Hill District in shell condition ideal for restaurant or upscale retail user. This property is being offered For Lease or For Sale.

## PROPERTY HIGHLIGHTS

- Premier building in the Capitol Hill Redevelopment Area
- Near new Community College Campus
- 15 minute walk to Chesapeake Arena and newly developed Scissortail Park
- Located in a rapidly developing area with new restaurants opened such as Grill on the Hill and The Yale
- Building consists of roughly 12,000 sf with endless opportunities for its use such as Office, Restaurant/Bar Concept, Showroom and much more
- Private parking located directly behind the property giving tenants convenient access to the site
- All electrical, HVAC, Plumbing is up to code as well as a new elevator to be installed soon
- Landlord is willing to offer TA to a good credit tenant with the right use

**ROSHA WOOD**  
405.239.1219  
rwood@pricedwards.com  
pricedwards.com



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Imagine the endless opportunities for Office | Restaurant/Bar Concept | Showroom



Imagine the possibilities in Capitol Hill District



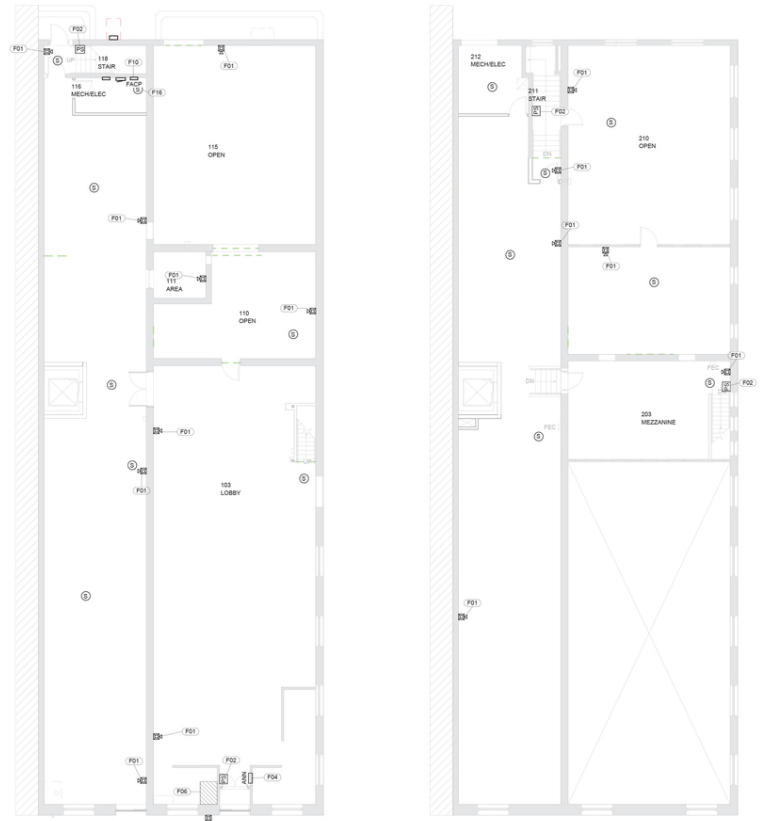
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1 FIRE ALARM AND DETECTION PLAN - FIRST FLOOR

2 FIRE ALARM AND DETECTION PLAN - SECOND FLOOR

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	10,326	83,620	217,694
Average age	28.9	30.1	32.0
Average age (Male)	29.7	30.2	31.6
Average age (Female)	30.3	30.3	32.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,518	28,736	82,444
# of persons per HH	2.9	2.9	2.6
Average HH income	\$31,644	\$33,555	\$40,362
Average house value	\$86,364	\$70,626	\$98,347

\* Demographic data derived from 2010 US Census

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