

Heritage Hills resident buys property on Walker Avenue for office building

Michael Nichols plans to build a two-story, 17,109-square-foot office building going up near NW 12 and Walker.

by Steve Lackmeyer (<http://newsok.com/steve-lackmeyer>) (<https://plus.google.com/109535639106596425619?rel=author>) Modified: June 16, 2014 at 12:00 pm • Published: June 14, 2014

Michael Nichols grew up in Heritage Hills, and now lives there with his wife, and together they often enjoy strolling along Walker Avenue into nearby Midtown to visit its shops and restaurants.



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Inspired by development of housing, shops and restaurants along Walker Avenue in Midtown, contractor Michael Nichols is preparing to start construction this summer on a two-story office building at NW 12 and Walker. Photo provided - **Provided**

But as the street continues to fill in with The Edge Apartments, the Ambassador Hotel and a variety of shops and restaurants, an older, single-story building at 437 NW 12 up for sale caught his eye. At first, he considered making the building, which is separated by surface parking from the street, home to his company, Iconic Construction.

Instead, Nichols is set to start construction later this summer on a two-story, 17,109-square-foot office building designed to reinforce the urban fabric along Walker Avenue and complement The Edge across the street.

“After discovering the actual size of the property and thinking about what’s going on in Midtown, it has the opportunity to develop something as equally good-looking as The Edge across the street,” Nichols said. “This street has that urban feel, so why not continue

that?”

Nichols’ prior construction work downtown includes conversion offices to condominiums at City Place Tower. He hopes to either lease or sell the new building, which he conceptually designed and then completed plans with Bobby Newman and 3 Level Design.

Plans to be reviewed next week by the Downtown Design Review Committee show the building will include a bike rack at the entrance, an art piece on the northwest corner, and balconies facing the south.

The building, and not surface parking, will front Walker Avenue.

“It has covered parking to the west,” Nichols said. “It makes for an appealing building for someone to have at this spot.”

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