



CREEK|CRE

OFFICE SPACE FOR SALE OR FOR LEASE

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# 13700 S WESTERN AVE

Oklahoma City, OK 73170



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## PROPERTY DETAILS & HIGHLIGHTS



Introducing a prime purchase opportunity at 13700 S Western Ave, Oklahoma City, OK, 73170. This impeccably designed 10,263 SF building, constructed in 2021, comprises 3 Suites ideal for professional or healthcare services. The property has 5,450 SF of vacancy, with the owner currently occupying 4,150 SF. Positioned for maximum visibility in the thriving South OKC area, the property boasts a strategic location and ample parking, ensuring convenience and accessibility for tenants and clients alike.

- New high end construction
- Great visibility in rapidly growing area
- Perfect for healthcare or professional
- Ample Parking

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## PROPERTY DETAILS

Sale Price	\$2,400,000
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Lease Rate	\$21 SF/YR
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### LOCATION INFORMATION

Street Address	13700 S Western Ave
City, State, Zip	Oklahoma City, OK 73170
County	Cleveland
Market	South OKC
Sub-market	Moore
Cross-Streets	SW 134th and Western
Nearest Highway	I-35
Nearest Airport	Will Rogers

### AVAILABLE SPACES

Suite 200 - 2,440sf - NNN	Multiple exam rooms, reception area, conference room, private office and employee breakroom
Suite 300 - 3,010sf - NNN	Shell condition

### PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical Office
Zoning	SPUD
Lot Size	43,445 SF
APN #	OCC2EASTP 1 5005
Corner Property	Yes

### BUILDING INFORMATION

Building Size	10,263 SF
Building Class	B
Occupancy %	50.0%
Tenancy	Single
Number of Floors	1
Year Built	2021
Free Standing	Yes
Number of Buildings	1

### PARKING & TRANSPORTATION

Parking Ratio	5.2
Number of Parking Spaces	50

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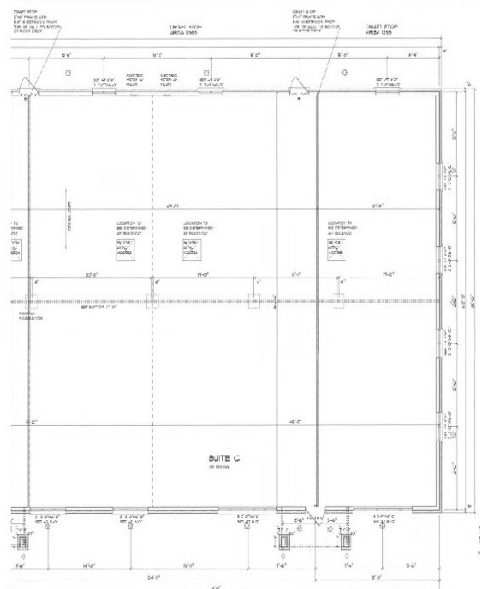
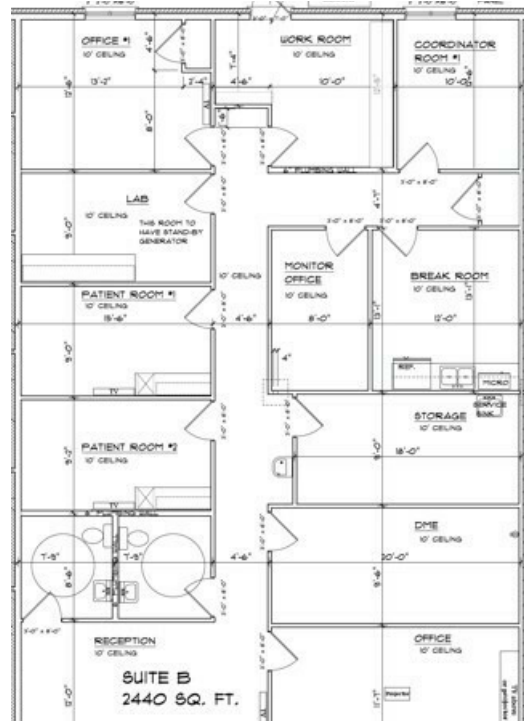
## ADDITIONAL PHOTOS



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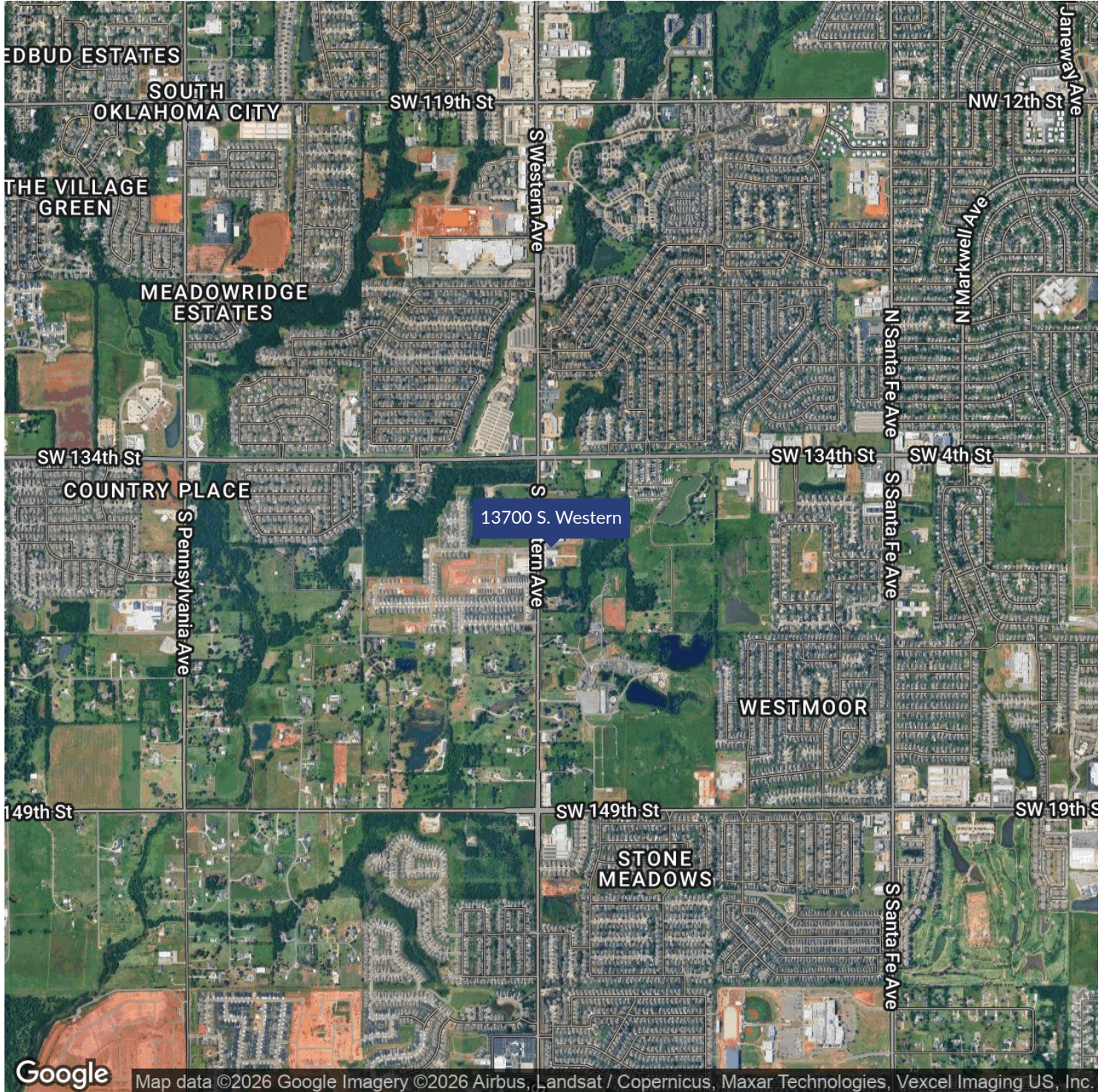
## FLOOR PLANS



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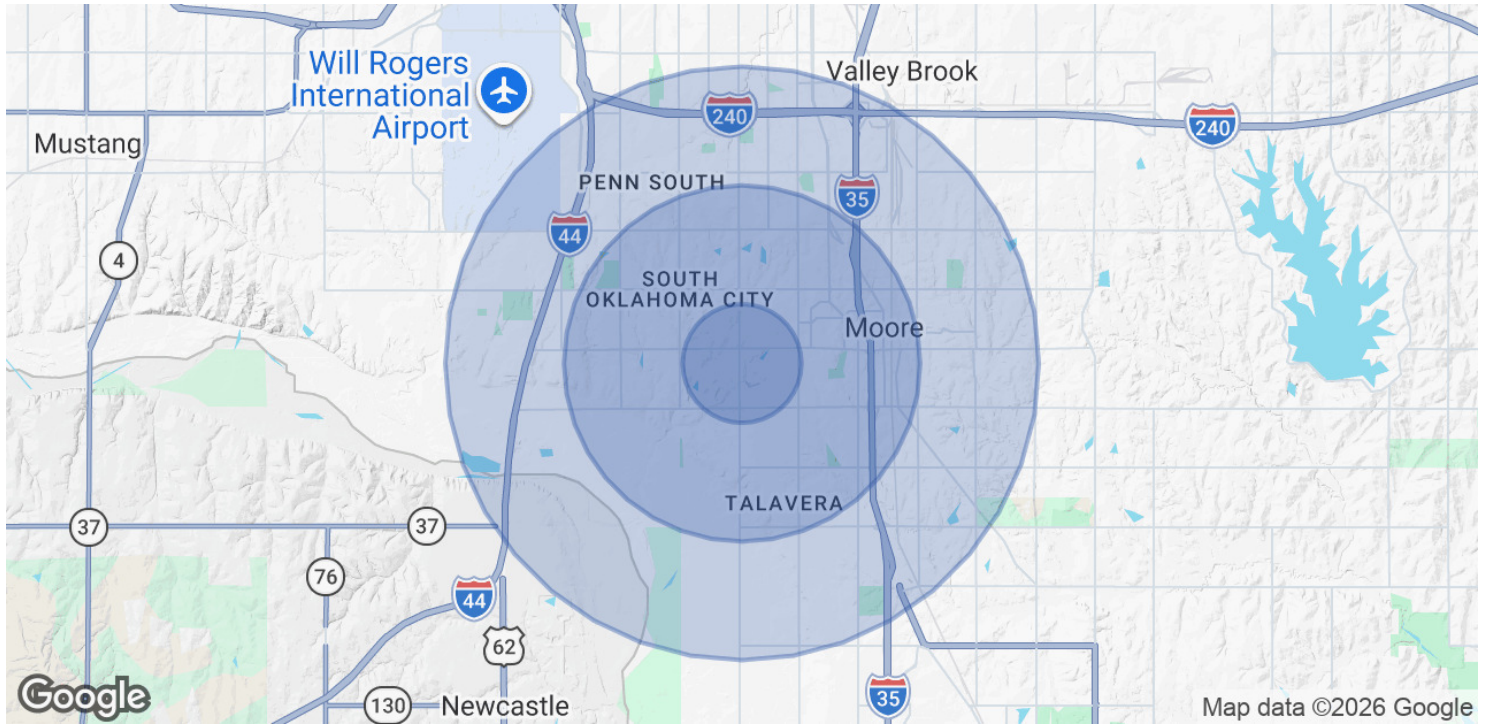
## REGIONAL MAP



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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,909	81,080	149,444
Average Age	40	39	38
Average Age (Male)	39	38	37
Average Age (Female)	41	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,831	31,390	57,467
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$88,952	\$91,478	\$89,920
Average House Value	\$245,859	\$251,836	\$242,728

2020 American Community Survey (ACS)

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