



OFFERING SUMMARY

Sale Price:	\$275,000
Available SF:	6,037 SF
Lease Rate:	\$10.50 SF/yr (MG)
Lot Size:	0.52 Acres
Year Built:	1985
Building Size:	6,037
Zoning:	PUB-87
Price / SF:	\$45.55

PROPERTY OVERVIEW

Large Office building located in South Oklahoma City. This space can be divided into 4 separate suites, or suites can be combined for one user. Surrounded by Commercial, Retail and Residential, Located just South of Integris Southwest Medical Center and Jim Thorpe Rehabilitation Hospital. The property just North of Interstate 40 with I-44 and Will Rogers World Airport just minutes away.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,217	52,545	78,661
Total Population	16,977	119,190	219,169
Average HH Income	\$44,177	\$46,546	\$54,629

PROPERTY HIGHLIGHTS

- Large office for single user or can be divided
- Investment or Owner User
- Surrounded by Commercial, Retail and Residential
- Just South of Integris Southwest Medical Center
- Just South of Jim Thorpe Rehabilitation Hospital
- Easy Access to I-240, I-44 and Will Rogers Airport
- Minutes from I-35 and Downtown OKC

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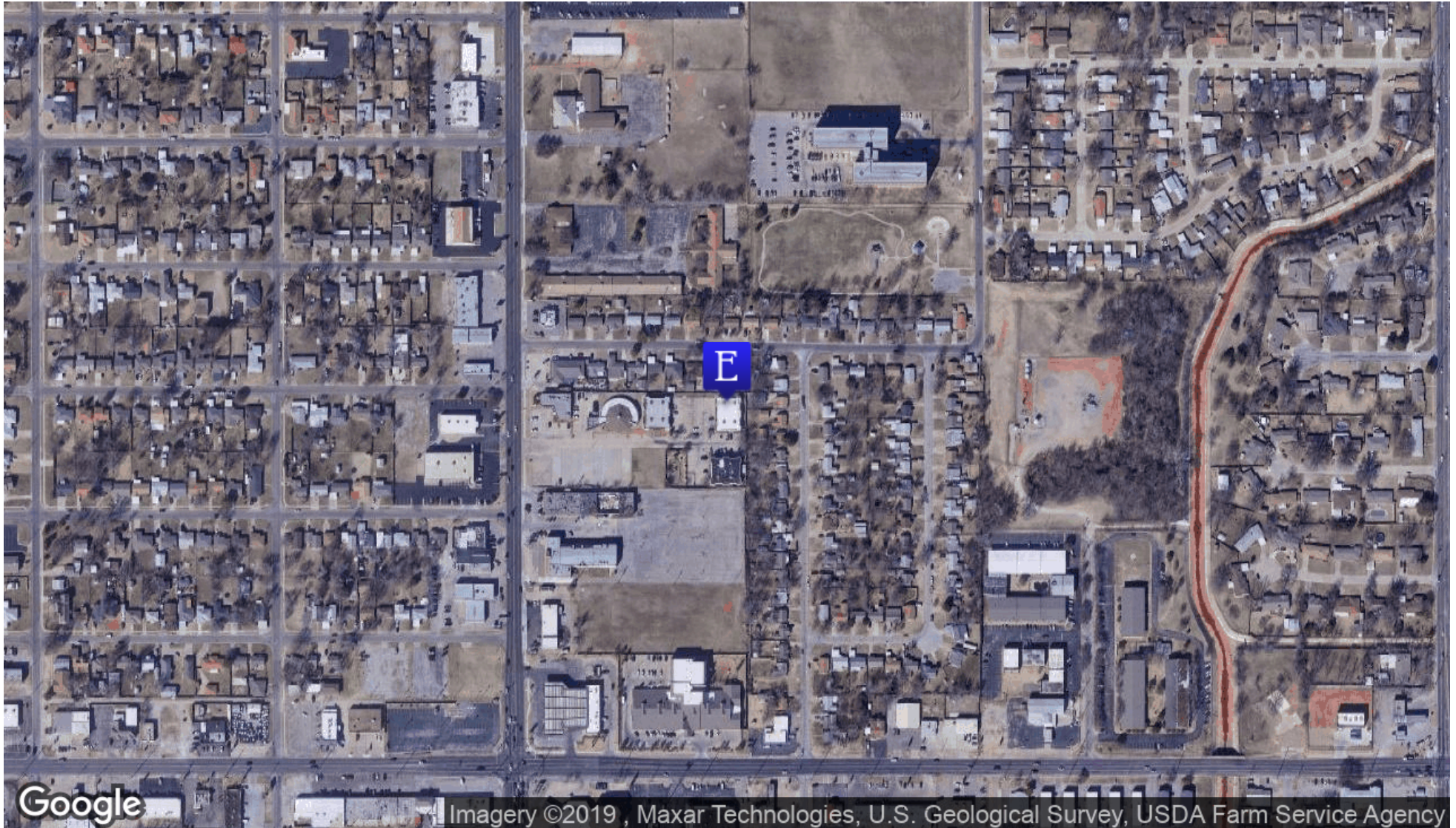
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