

# THE JOINER BUILDING

5845 NW 72nd Place Oklahoma City, OK 73134



## OFFICE SPACE NOW AVAILABLE

<b>Available SF:</b>	1,300 SF
<b>Lease Rate:</b>	\$12.00 SF/yr (MG)
<b>Lot Size:</b>	0.3 Acres
<b>Building Size:</b>	5,664 SF
<b>Building Class:</b>	B
<b>Year Built:</b>	1981
<b>Market:</b>	Warr Acres/Oklahoma City
<b>Sub Market:</b>	Northwest Quadrant
<b>Cross Streets:</b>	Northwest Expressway and MacArthur Boulevard

## PROPERTY OVERVIEW

Modified Gross Lease, Starting at \$12.00 per square foot. This move-in ready 2nd floor suite features 4 private offices, a reception area and an exclusive stairway entry on the south side of the building. Free surface parking, access to abundant dining and retail shopping along with easy access makes this a very desirable opportunity for the up and coming entrepreneur.

## LOCATION OVERVIEW

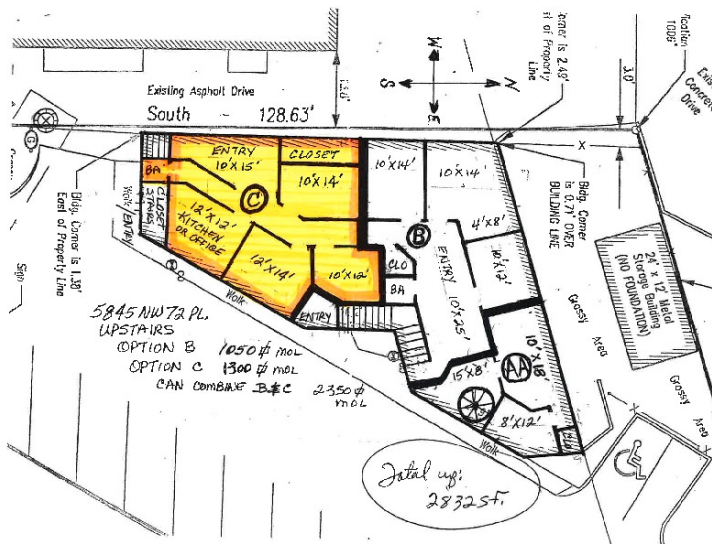
Located in the northwest quadrant of Oklahoma City, the suburban municipality of Warr Acres is home to more than 10,000 residents inside a 3 mile radius . This "City within a City" features two major arterials, the iconic Route 66 and Northwest Expressway (Highway 3) accounting for over 50% of travel through the northwest quadrant of Oklahoma City . Some of the retail and businesses in Warr Acres include the Hertz World Reservation Headquarters, CVS, Walgreens, Buy For Less grocery, and a new, five story Marriott Hotel. Wiley Post Airport is located just one mile west and one mile south of the Property.

### C. DEREK JAMES

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## DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	218,539
Population Density	218,539
Median Age	37.7
Median Age (Male)	36.3
Median Age (Female)	39.0
Total Households	92,826
# of Persons Per HH	2.4
Average HH Income	\$64,714
Average House Value	\$164,774

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