

Dental Clinic for Lease or Sale

8101 South Walker, Suite C, Oklahoma City, OK 73109



OFFICE SPACE NOW AVAILABLE

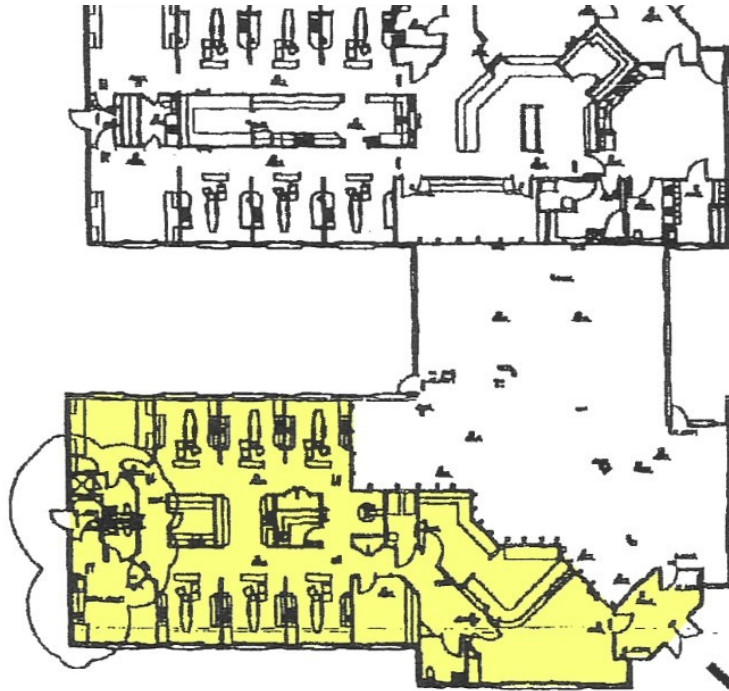
PROPERTY OVERVIEW

Available SF:	3,220 SF	This is a Condominium project, leasing a Unit Ownership Estate governed by a recorded Declaration of Covenants, conditions and Restrictions, Doc. #1998120998, book 7386, pages 813-877, filed 8/24/1998
Lease Rate:	\$14.00 SF/yr (NNN)	
Lot Size:	2.19 Acres	
Sale Price:	\$335,000 or, \$104.04 per SF	Shared vestibule entry with an accounting firm, this ready-built dental clinic is made to order for a start-up or, expanding clinic. Six (6) chair exam spaces, two (2) nurses stations, two (2) private, ADA compliant restrooms, a lab room, three (3) private offices and a large waiting room make this an ideal spot for your next clinic
Building Size:	3,220 SF	
Building Class:	A	
Year Built:	1998	
Market:	South Oklahoma City	
Sub Market:	North Moore	
Cross Streets:	I-240 & S. Walker	This beautiful dental clinic is located front and center in the Southpointe Condominium complex, featuring mature and plush landscaping, drive-up free surface parking and monument signage. With an exit off I-240, Southpointe is easily accessible from all points in the Metro.

LOCATION OVERVIEW

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SECTION PLAN

THIS FLOOR PLAN IS NOT TO SCALE

- 1. ALL DIMENSIONS ARE APPROXIMATE
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
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