Physical Therapy Space for Sub-Lease

PRICE EDWARDS &COMPANY Commercial Real Estate Services

815 NW 12th, Oklahoma City, OK 73106



OFFICE SPACE NOW AVAILABLE

Available SF:	±7,529 SF
Sub-Lease Rate:	\$16.94 SF/yr (NNN)
Sub-Term Remaining	Expires the end of August, 2018
Building Size:	±12,065 SF
Building Class:	А
Year Built:	1971
Renovated:	2011
Market:	CBD
Sub Market:	Midtown
Cross Streets:	12th & Shartel Avenue

FOR MORE INFORMATION, CONTACT

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PROPERTY OVERVIEW

This Midtown Property was completely remodeled in 2011, and houses two tenants. The building is constructed of span steel, stained brick and portions finished with a sage green stucco overlay. A generous window line illuminates the physical therapy space along with an artistic use of expanded metal, and back-lit signage. The landscaping is dramatic featuring bamboo, horsetail, spirea, and persian lavender in isolated beds. Parking is free surface with adequate handicapped accessibility.

LOCATION OVERVIEW

This building and location typify the re-generation of the Midtown District. Fine dining, casual restaurants and entertainment locations are all within walking distance. Medical provider access is plentiful and in close proximity to the Premises. McBride Clinic, St Anthony's Medical Complex, Pasteur Medical Building and the Heart Hospital are all within a 1 block radius. Approximately 1 mile to the east is the Curahealth long term care facility, and another mile is the OU Medical Research facility along with the VA Hospital complex and the Children's Hospital.

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.