

PHYSICAL THERAPY SPACE FOR SUB-LEASE

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:	A
Year Built:	1971
Renovated:	2011
Market:	CBD
Sub Market:	Midtown
Cross Streets:	12th & Shartel Avenue

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

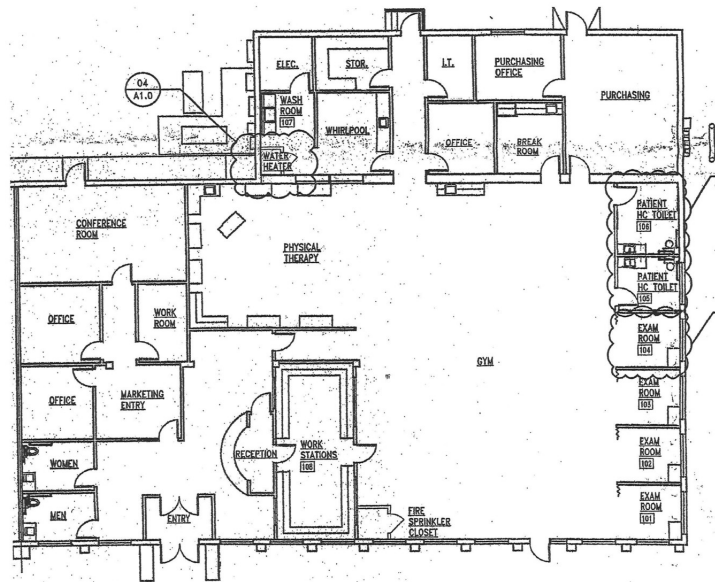
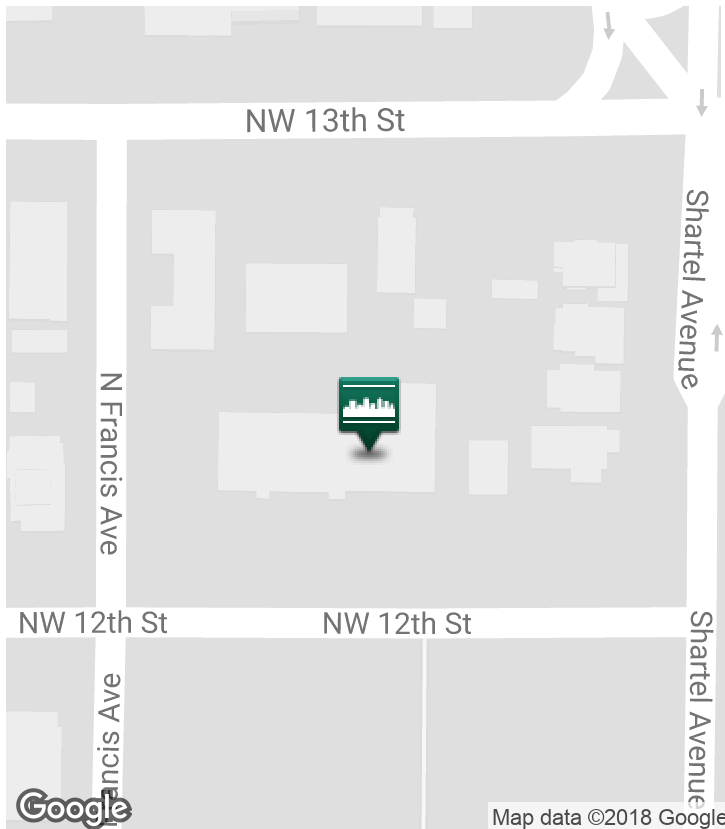
This building and location typify the re-generation of the Midtown District. Fine dining, casual restaurants and entertainment locations are all within walking distance. Medical provider access is plentiful and in close proximity to the Premises. St Anthony's Medical Complex, Pasteur Medical Building 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.

C. DEREK JAMES

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