

MIDTOWN OFFICE/RETAIL

815 NW 12th, Oklahoma City, OK 73106



OFFICE/RETAIL SPACE NOW AVAILABLE

Available SF:	±7,529 SF
Sub-Lease Rate:	\$18.00 SF/yr (NNN)
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 suites, one is currently occupied. The building is constructed of span steel, stained brick and portions finished with a sage green stucco overlay. A generous window line illuminates the available 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

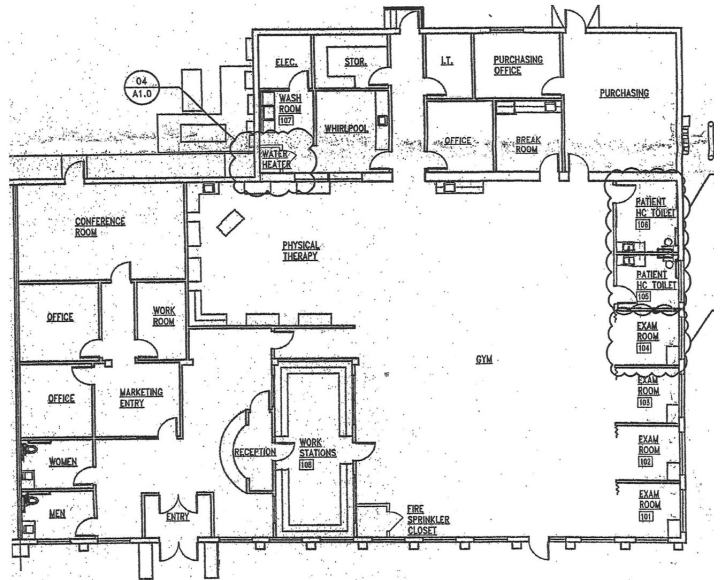
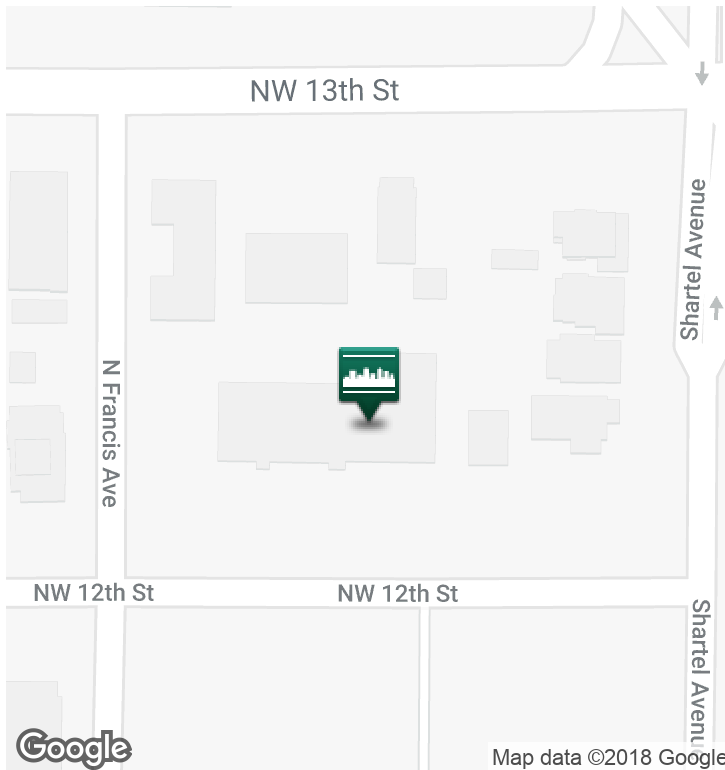
Fine dining, casual restaurants and entertainment locations are all within walking distance. One of the new trolley stops is in front of Plaza Court, 1 1/2 blocks to the east. St Anthony's Medical Complex, Pasteur Medical Building and the Heart Hospital are all within a 1 block radius. Fassler Hall and Blue Gardens are within a 3 block radius. I-40 is easily reached from Classen Blvd. going south and I-235 is due west off 10th street about 8 blocks.

C. DEREK JAMES

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