



#### OFFICE SPACE NOW AVAILABLE

Available SF:	18,407
Lease Rate:	Negotiable
Lot Size:	1.66 Acres
Building Size:	75,000 SF
Building Class:	B
Year Built:	1970
Renovated:	2018
Market:	South
Sub Market:	Moore
Cross Streets:	South Santa Fe & SW 4th

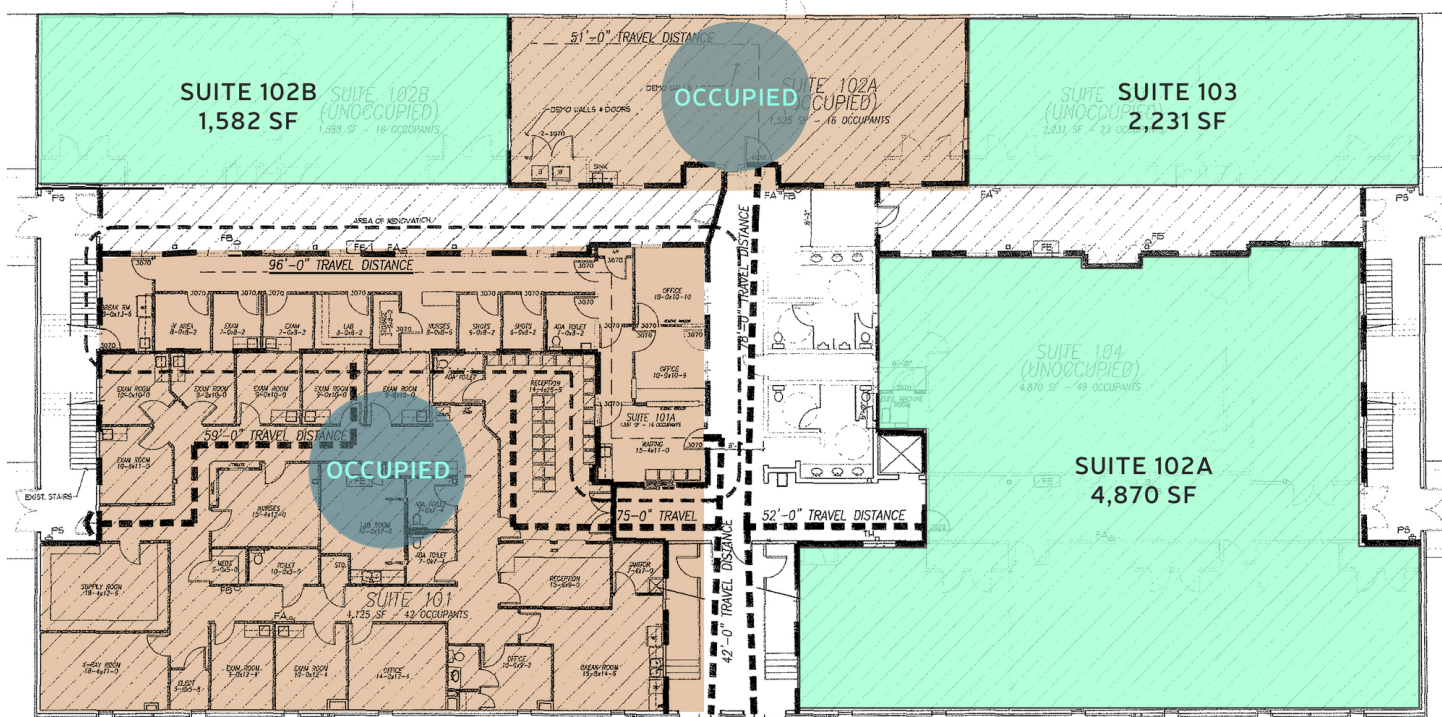
#### PROPERTY OVERVIEW

The building will furnish a full services type lease. Inclusive with the lease are utilities, building maintenance, lighting, common area cleaning free surface parking, and building taxes and insurance. The building is located on a commercial bus route, in close proximity to I-35, and less than 20 minutes to Will Rogers International Airport

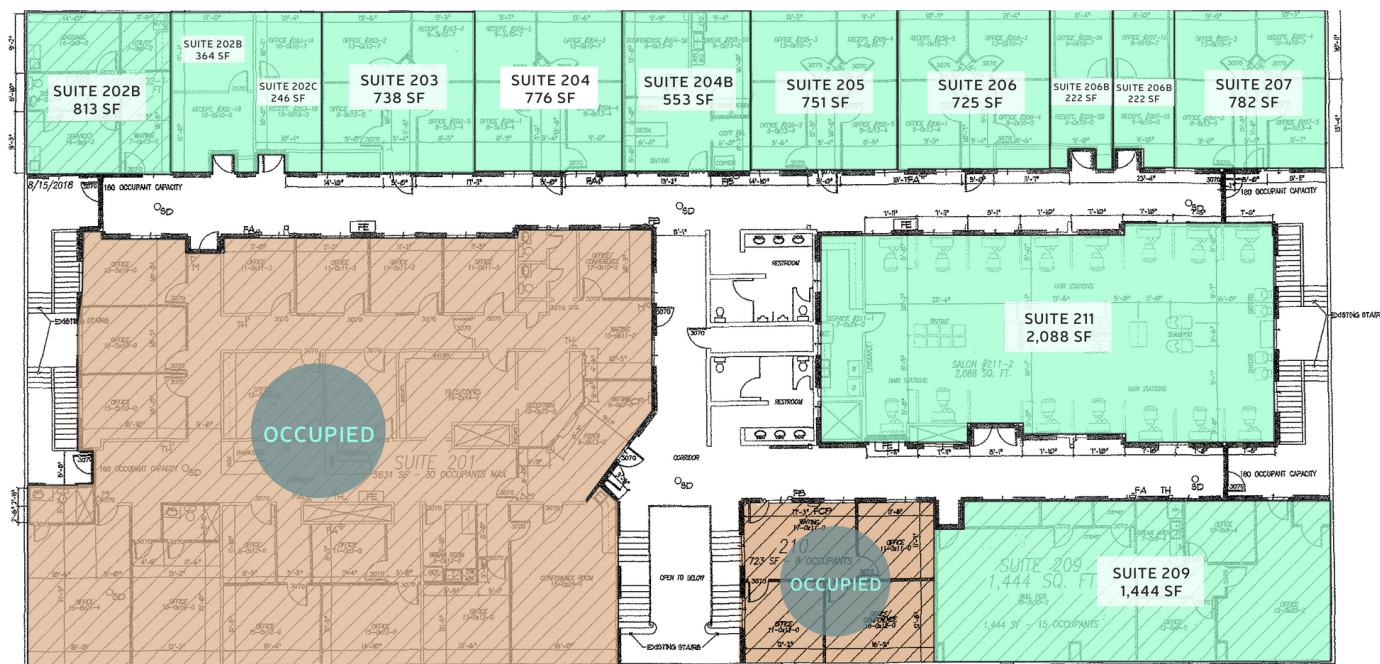
#### LOCATION OVERVIEW

This property is located in a popular and heavily traveled corridor in Moore Oklahoma. Nearby are numerous schools and parks along with national retailers such as Home Depot, Lowes, Target, CVS, Walgreens, Walmart, and CVS. In addition to the retail and community apex, there is the Mercy Primary Care facility across the street and Norman Regional Hospital is approximately 1 mile to the east.

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First Floor



Second Floor 2ND FLOOR PLAN

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