

Southwest Medical Tower

1044 SW 44th . Oklahoma City, OK 73109



OFFICE SPACE NOW AVAILABLE

| | |
|------------------------|--------------------------|
| Available SF: | 420 - 23,500 RSF |
| Lease Rate: | Negotiable |
| Lot Size: | 1.85 Acres |
| Building Size: | 64,540 SF |
| Building Class: | C |
| Market: | South |
| Sub Market: | Capitol Hill |
| Cross Streets: | SW 44th Street & Western |

PROPERTY OVERVIEW

Full services lease in a primarily medical building at a rental rate well below market pricing. Ownership will entertain other professional tenants that fall outside medical use. Southwest Medical Tower features an abundance of parking, multiple elevators, totally remodeled lobby and in-house coffee shop and pharmacy.

LOCATION OVERVIEW

Across the street from the Integris Medical Center and easily accessible from I-40 and Western Avenue. Southwest Medical Tower is less than 6 miles from Will Rogers Airport and can be reached in less than 15 minutes. Food services are varied and readily available and in close proximity to the Premises.

C. DEREK JAMES

405.239.1206

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The information above has been obtained from sources believe 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.



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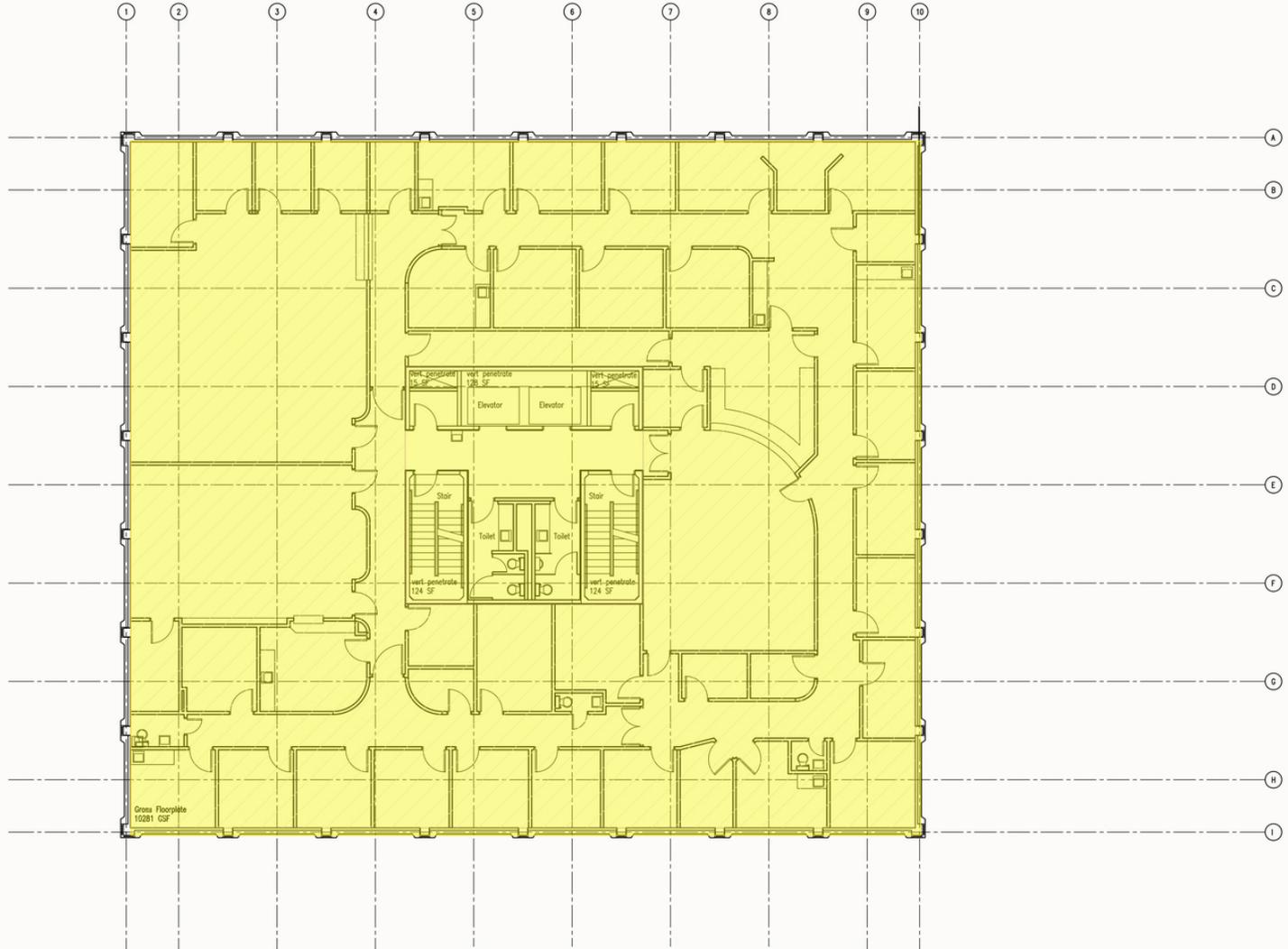


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Suite 600
+/- 9,875 RSF

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