PRICE EDWARDS

11 S Western Ave, Oklahoma City, OK 73106





m without express written consent of the owner is prohibited

OFFERING SUMMARY

Lease Rate:	\$8.00 - 15.00 SF/yr (NNN)	
Building Size:	2,500 SF	
Available SF:	2,500 SF	
Lot Size:	0.16 Acres	

PROPERTY OVERVIEW

2,500 SF, Single tenant cinder-block building with convenient access to Downton Oklahoma City. Located just north of the Oklahoma City Boulevard this property offers convenience access to I-40, I-44, the Central Business District. Recent developments in the area include the construction of a new 7-11 south of the boulevard and the creation of the new West Village Arts District. The space is available for immediate occupancy to qualifying businesses.

PROPERTY HIGHLIGHTS

- \$8-\$15/NNN
- 2,500 SF
- Zoned I-2 with Downtown Parking Overlay
- Close proximity to The West Village Apartments
- Convenience access to I-40, I-44, and the Oklahoma City Boulevard.
- Fenced in Yard

AARON DIEHL 405.651.3308 adiehl@priceedwards.com priceedwards.com



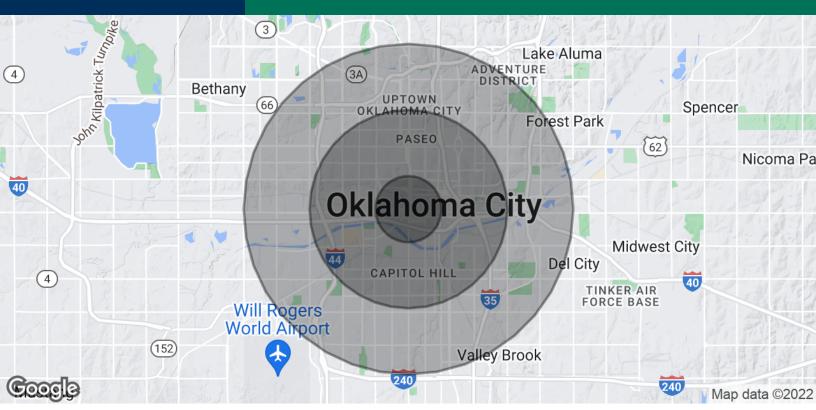
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1 MILE	3 MILES	5 MILES
7,204	85,597	229,078
31.5	32.2	33.1
33.0	32.5	32.6
32.5	32.6	34.0
1 MILE	3 MILES	5 MILES
2,271	38,456	100,451
3.2	2.2	2.3
\$54,825	\$52,859	\$49,255
\$76,728	\$127,725	\$111,433
	7,204 31.5 33.0 32.5 1 MILE 2,271 3.2 \$54,825	7,204 85,597 31.5 32.2 33.0 32.5 32.5 32.6 1 MILE 2,271 38,456 3.2 2.2 \$54,825 \$52,859

* Demographic data derived from 2020 ACS - US Census

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