

12312 ST. ANDREWS DRIVE

OKLAHOMA CITY, OK 73120

## Main Building ±6,334 SF

## Annex ±3,619 SF



### PROPERTY DESCRIPTION

**NEW PAINT, FLOORING AND ROOF.** This is a unique two-story building (±6,334 SF total plus the annex consisting of ±3,619 SF) offers building signage and adjacent parking. There is an executive office with fireplace, numerous private offices, break room, and three restrooms.

*Tenant is responsible for utilities, janitorial, minor maintenance (lightbulb replacement, plumbing, etc.) and semi-annual servicing of the HVAC units using a contractor that is acceptable to the landlord, plus any IT / phone service.*

### LOCATION DESCRIPTION

Located a block west of Lake Hefner Parkway and a block north of NW 122nd, behind First Enterprise Bank, next to "The Greens" neighborhood.

### PROPERTY HIGHLIGHTS

- Building signage visible from 122nd
- Ample adjacent parking

### OFFERING SUMMARY

<b>Main Building (2 story):</b>	±6,334 SF
<b>Annex (1 story):</b>	±3,619 SF
<b>Lease Rate:</b>	\$17.00 SF/ yr +\$1.50 Utilities with 3% annual increases
<b>Building Size:</b>	±9,953 SF
<b>Class:</b>	B
<b>Market:</b>	North - Northwest
<b>Lease Options:</b>	
<b>1. Main building 2 story:</b>	±6,334 SF
<b>2. Annex</b>	±3,619 SF
<b>3. Whole Building:</b>	±9,953 SF

#### TOM FIELDS

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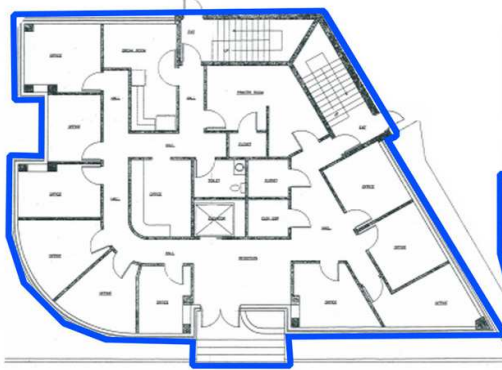
OKLAHOMA CITY, OK 73120



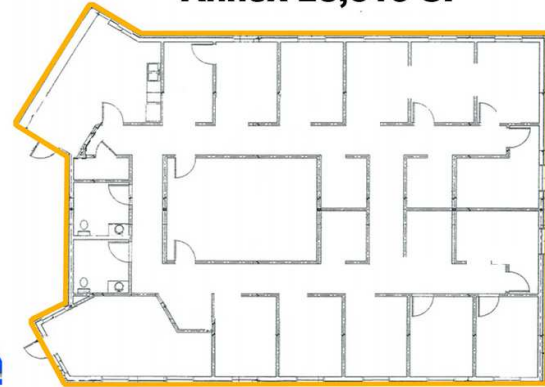
## Main Building

1st Floor ±3,167 SF

2nd Floor ±3,167 SF



Annex ±3,619 SF



**\*1st and 2nd Floors must be leased together\***  
**New paint, flooring and roof**

**Annex can be  
leased separately**

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