

OFFICE/MEDICAL CONDO

1601 SW 89th St, Suite F200 - F300, Oklahoma City, OK 73159



OFFICE/MEDICAL SPACE NOW AVAILABLE FOR LEASE

PROPERTY OVERVIEW

Available SF: 2,400 SF

Lease Rate: \$10.00 - 12.00 SF/yr (NNN)

Building Size: 2,400 SF

Year Built: 1986

Sub Market: south

Cross Streets: SW 89th St & S Pennsylvania Ave

Office/Medical condo with great visibility and convenient location. Formerly used as a Physician's office with 5 exam rooms, reception and waiting room, nurses stations, private office, work stations, storage room, kitchenette, and plenty of parking for visitors and employees.

Located on SW 89th Street, east of S Pennsylvania Ave. Well known area with easy access to from Interstate 240 or Interstate 44.

110818

GEORGE WILLIAMS, CCIM

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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	203,040
Population Density	203,040
Median Age	32.7
Median Age (Male)	31.8
Median Age (Female)	33.9
Total Households	75,145
# of Persons Per HH	2.7
Average HH Income	\$50,983
Average House Value	\$119,660

TRAFFIC COUNTS (per ACOG)

SW 89th	east	19,658
SW 89th	west	14,995
S Pennsylvania	north	22,839
S Pennsylvania	south	22,947

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