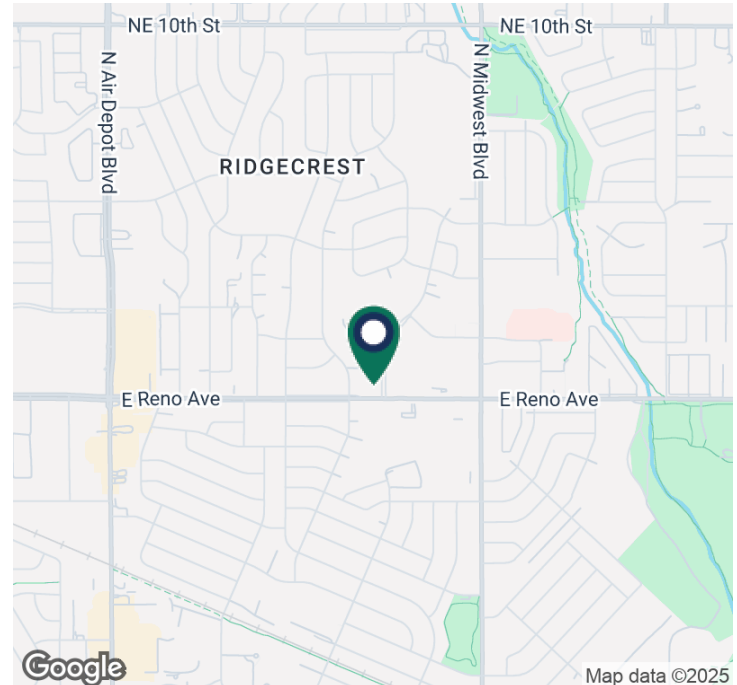


PARKLAWN MEDICAL BUILDING

2801 PARKLAWN DR, MIDWEST CITY, OK 73110



AFFORDABLE MEDICAL/PROFESSIONAL OFC SUITES

Position Your Business in Midwest City's Fastest-Growing Health District Affordable, flexible office space available in the heart of Midwest City's revitalized Hospital District, adjacent to SSM Health St. Anthony Hospital & the soon-to-open 74,000 SF YMCA Wellness & Community Center.

PROPERTY FEATURES

- Suites available from 1,000 to 6,000 SF
- Ideal for medical, wellness, or professional office use
- Walkable to hospital, YMCA, trails, and community amenities
- High visibility location along Parklawn Drive
- Ample on-site parking for staff and patient
- ADA accessible with elevator service (if applicable)

LEASE TERMS:

- Starting at just \$16 per SF Gross
- Flexible Duration of Leases
- Flexible suite configurations to meet tenant needs

PERFECT FOR:

- ✓ Medical Practices & Outpatient Clinics
- ✓ Physical Therapy & Rehabilitation Services
- ✓ Mental Health & Counseling Providers
- ✓ Health & Wellness-Focused Businesses
- ✓ Professional Offices Serving the Hospital District

OFFERING SUMMARY

Available SF:	±12,194 RSF
Lot Size:	2.03 Acres
Building Size:	±50,148 SF

SPACES	AVAILABLE SF:	SPACE SIZE
Suite 101	\$16.00 SF/yr	6,006 SF
Suite 207	\$16.00 SF/yr	3,007 SF
Suite 305	\$16.00 SF/yr	1,174 SF

WHY 2801 PARKLAWN?

- Direct access to SSM Health Midwest City Campus
- Adjacent new YMCA w/ fitness, rehab & community programs
- Part of Midwest City's \$40 million Hospital District revitalization
- Growing area demand for medical, health & community services

Schedule a Tour – Affordable Space in a Prime Medical Location

C. DEREK JAMES

djames@priceedwards.com

O: 405.239.1206

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Suite 101
6,006 sf

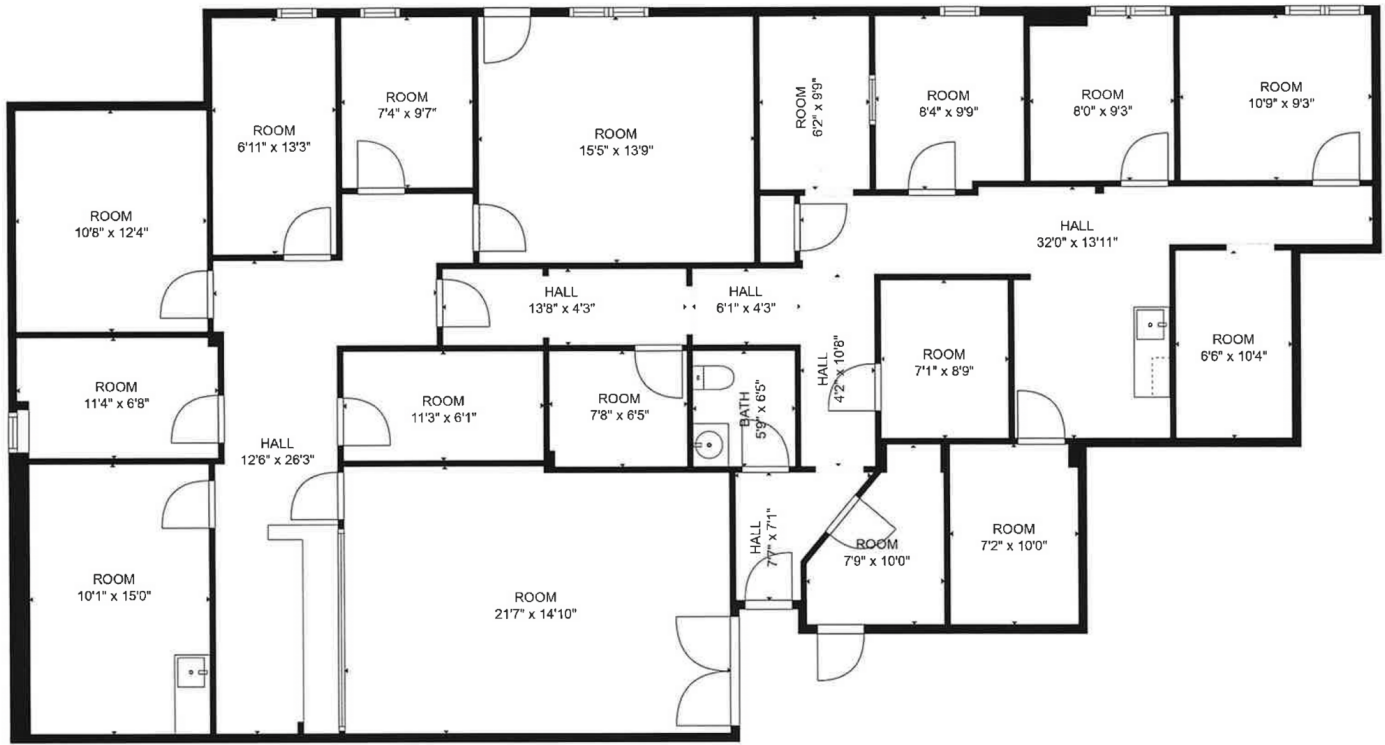
SUITE 101

- ±6,006 RSF
- 15 Exam rooms with water
- 3 Doctor's offices
- 1 Lab
- 1 Exterior exit
- 4 Private restrooms
- 1 Reception
- 1 Reception desk built in
- 2 Breakrooms

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SUITE 207

- ±3,007 RSF
- 14 Private offices
- 1 Conference room
- 1 Large waiting room
- 1 Private restroom

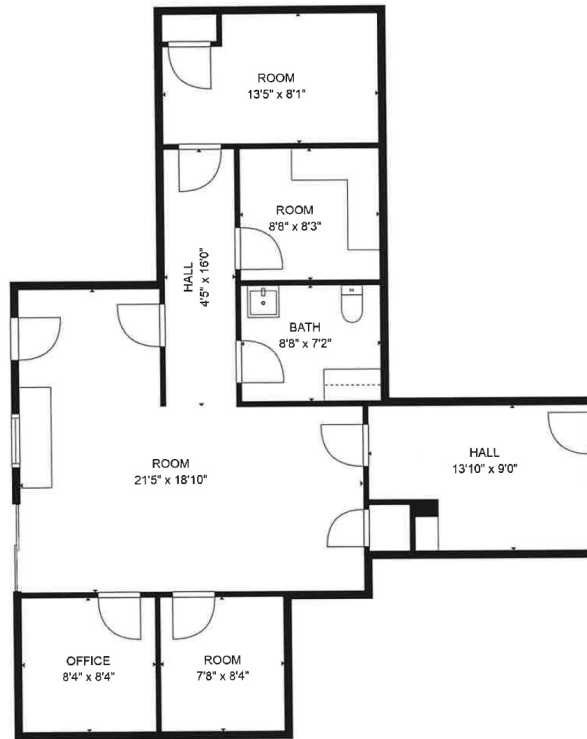
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SUITE 305

- ±1,174 RSF
- 4 Private offices
- 1 Shared room
- 1 Private restroom

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