



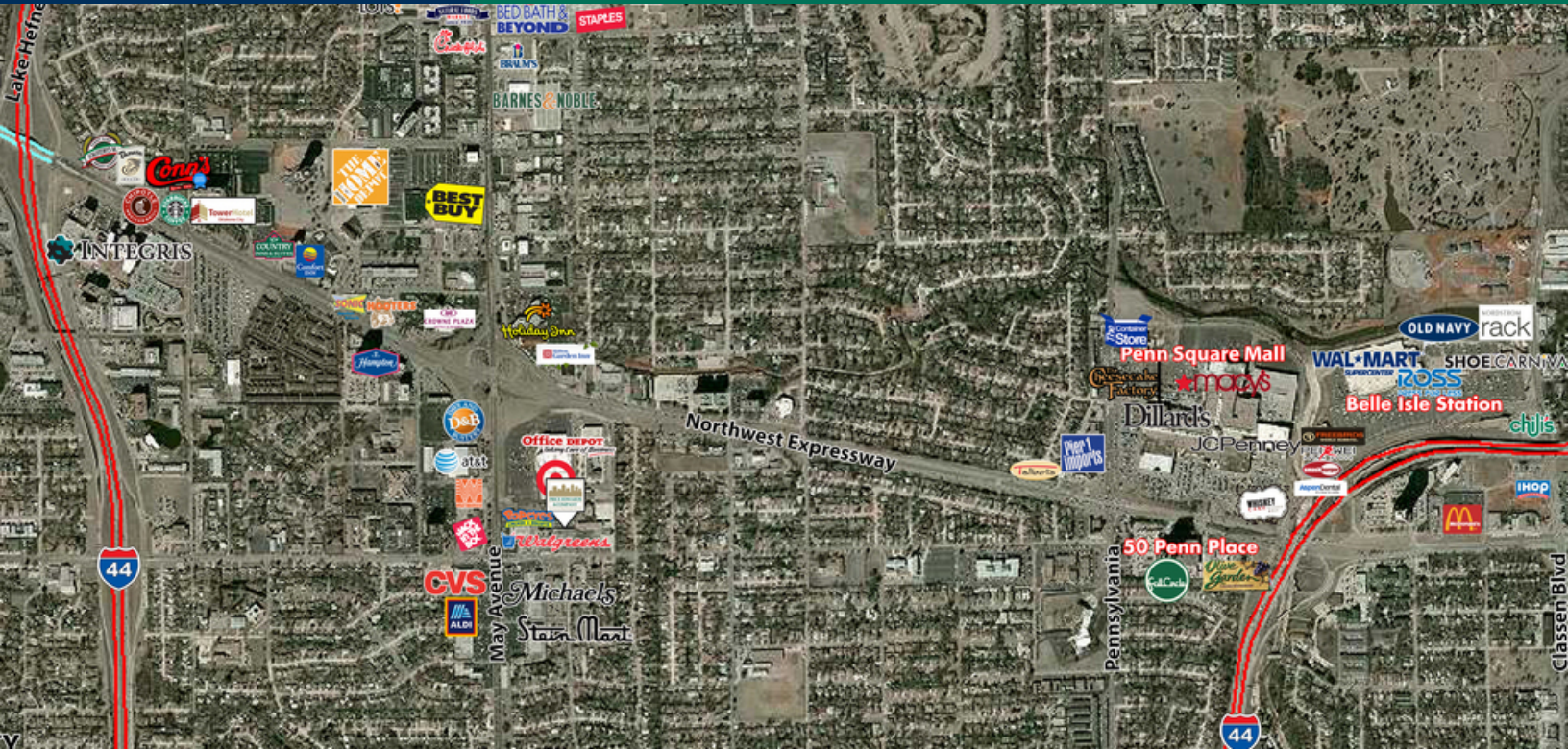
**OFFICE SPACE NOW AVAILABLE**

|                 |                     |
|-----------------|---------------------|
| Lease Rate:     | \$18.00 SF/yr (NNN) |
| Available SF:   | 1,000 - 8,083 SF    |
| Lot Size:       | 1.47 Acres          |
| Building Size:  | 22,180 SF           |
| Building Class: | B                   |
| Year Built:     | 1979                |
| Renovated:      | 2016                |
| Zoning:         | C-3                 |
|                 | 04152020            |

**PROPERTY OVERVIEW**

- The first floor is fully leased.
- The second floor Open floor plan medical office space in this newly remodeled building offering high-end finishes and clean modern design.
- Space/s delivered in warm gray shell
- Abundant free surface parking
- Close to numerous restaurants and shopping
- Easy interstate access
- Near Penn Square Mall, Integris Baptist and Deaconess Hospitals
- Located off the northeast corner at the intersection of NW 50th and N May Avenue, just south of the Super Target.

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### DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)

|                     |           |
|---------------------|-----------|
| Total Population    | 233,414   |
| Population Density  | 233,414   |
| Median Age          | 35.4      |
| Median Age (Male)   | 34.3      |
| Median Age (Female) | 36.4      |
| Total Households    | 99,403    |
| # of Persons Per HH | 2.3       |
| Average HH Income   | \$57,355  |
| Average House Value | \$161,729 |

### TRAFFIC COUNTS (PER ACOG)

|           |       |        |
|-----------|-------|--------|
| N May Ave | North | 23,110 |
| N May Ave | South | 20,562 |
| NW 50th   | East  | 5,084  |
| NW 50th   | West  | 14,584 |

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