



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Building Size:	4,160 SF
Available SF:	4,160 SF
Lot Size:	0.55 Acres
Year Built:	1978
Market:	Oklahoma City

PROPERTY OVERVIEW

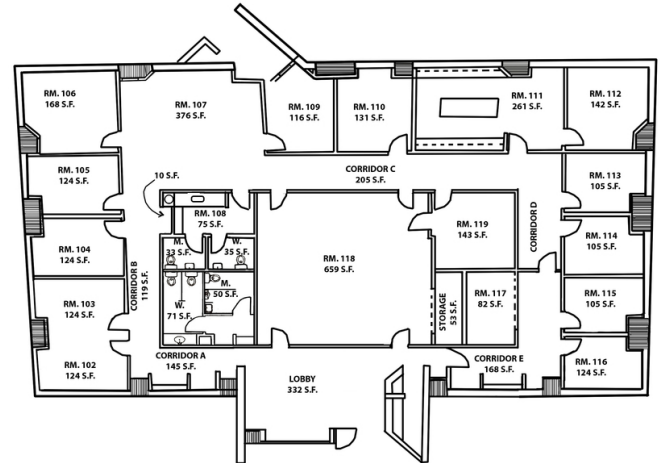
The subject property is a well constructed office building ideally suited for an office user or government agency, The 4,160 square foot building is situated on approximately 0.55 acres at the corner of NE 30th Street and N Martin Luther King Ave.

PROPERTY HIGHLIGHTS

- 10 Min from Downtown Oklahoma City
- 26 Parking Spaces
- Frontage on NE 30th Street and N Martin Luther King Ave
- Easy access to I-35 and I-235
- Ideal for owner/user
- Hard Corner

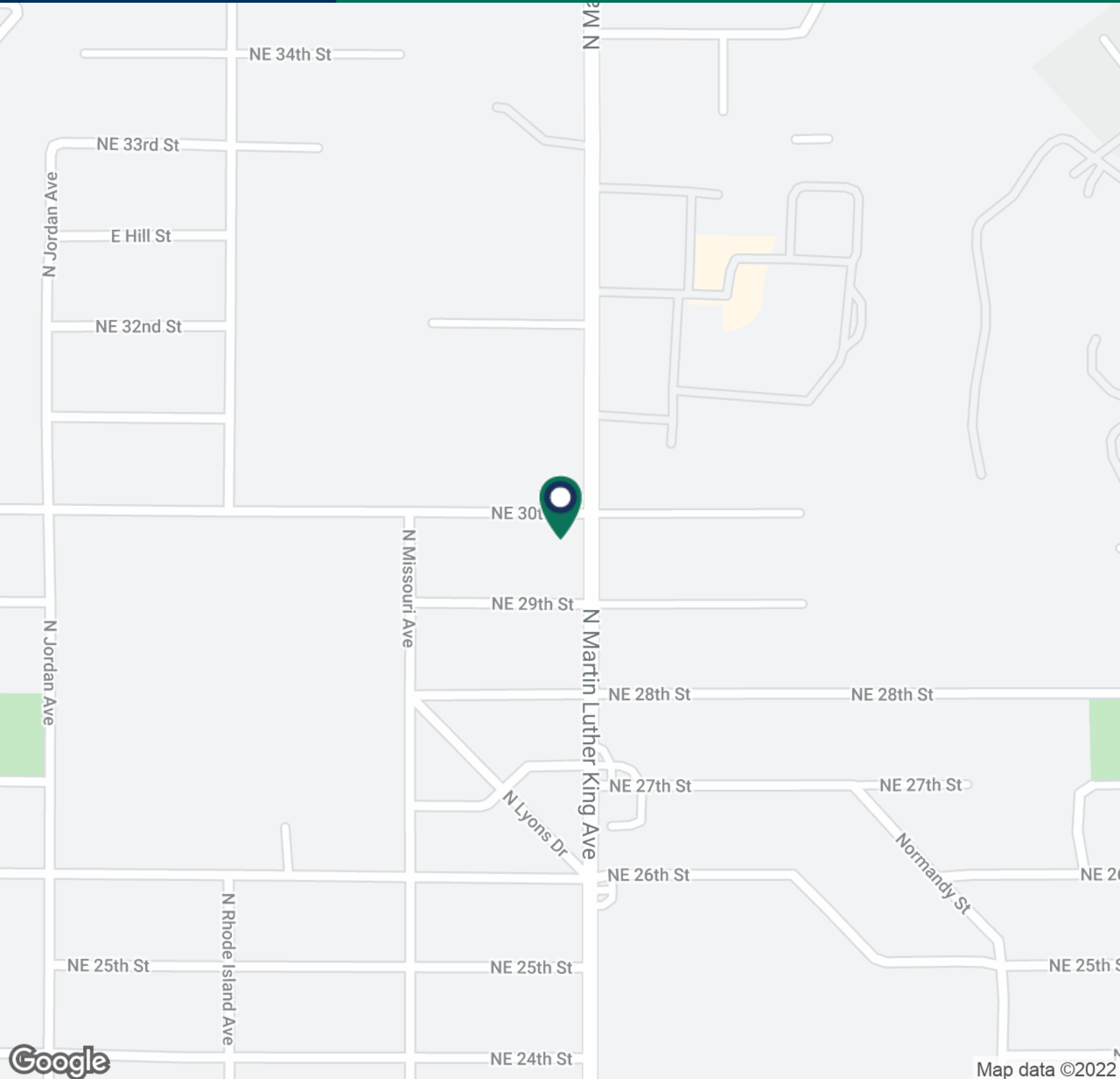
GEORGE WILLIAMS, CCIM
405.239.1270
gwilliams@pricedwards.com
pricedwards.com

PAUL RAVENCRAFT
405.239.1220
pravencraft@pricedwards.com
pricedwards.com



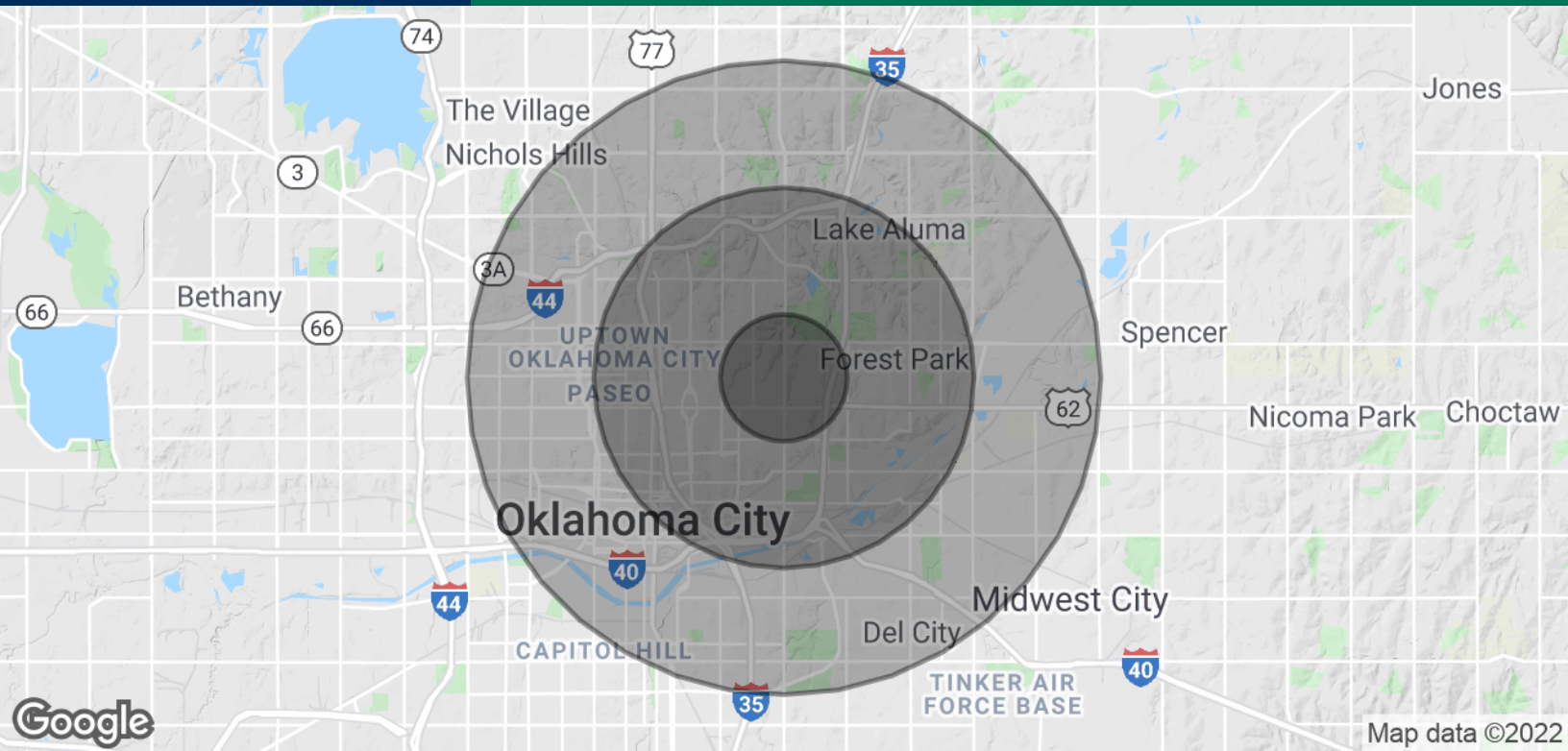
GEORGE WILLIAMS, CCIM
405.239.1270
gwilliams@pricedwards.com
pricedwards.com

PAUL RAVENCRAFT
405.239.1220
pravencraft@pricedwards.com
pricedwards.com



GEORGE WILLIAMS, CCIM
405.239.1270
gwilliams@pricedwards.com
pricedwards.com

PAUL RAVENCRAFT
405.239.1220
pravencraft@pricedwards.com
pricedwards.com



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,594	34,620	113,631
Average Age	43.3	39.0	35.7
Average Age (Male)	40.2	38.0	34.9
Average Age (Female)	45.0	39.9	36.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,442	14,834	46,627
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$30,526	\$41,818	\$48,848
Average House Value	\$72,696	\$118,567	\$139,628

* Demographic data derived from 2010 US Census

GEORGE WILLIAMS, CCIM
405.239.1270
gwilliams@pricedwards.com
pricedwards.com

PAUL RAVENCRAFT
405.239.1220
pravencraft@pricedwards.com
pricedwards.com