

Medical Office For Lease

4525 S. Klein Avenue, Oklahoma City, OK 73109



OFFERING SUMMARY

Suite 1000: ±2,860 RSF

Lease Rate: \$3,450 per month
with 3% annual increases

Class: B

LOCATION OVERVIEW

Located 1 block south of Integris SW Medical Center and 3 blocks west of S. Western.

PROPERTY HIGHLIGHTS

- Building signage available
- 5 exam rooms
- 3 restrooms
- 2 offices
- Work area
- Breakroom
- On-site parking and outdoor signage available
- Formerly leased by the Oklahoma Heart Hospital
- Tenant responsible for utilities, janitorial, bulb replacement and the 1st \$100 of service calls.

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,212	5,130	20,417
Average Age	28.8	34.2	31.7
Average Age (Male)	24.8	26.2	29.1
Average Age (Female)	34.1	38.7	32.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	458	2,073	7,368
# of Persons per HH	2.6	2.5	2.8
Average HH Income	\$40,384	\$39,878	\$40,358
Average House Value	\$68,913	\$78,211	\$80,259

* Demographic data derived from 2020 ACS - US Census

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