

Office Building For Sale or Lease

4848 SW 36th Street. Oklahoma City, OK 73179



OFFICE SPACE NOW AVAILABLE

Sale Price / Lease Price	\$775,000 / \$5,500 per Month (NNN)
Lot Size:	0.68 Acres
Expenses (2016): Taxes, Ins. OG&E & OKC	\$24,676.75
Building Size:	6,780 +/- SF per County Assessor
Building Class:	B
Ceiling Height:	8.0 FT
Parking:	+/-43 open + 4 handicap
Year Built:	2005
Renovated:	2013
Zoning:	I-2
Market:	Oklahoma City
Sub Market:	SW
Cross Streets:	SW 36th Street and Meridian

COMMENTS

A very nice single story office building formerly utilized as the offices for an aircraft title company. Fifteen offices plus large exec offices, conference rooms and break area. The building is in good condition. HVAC is nine package units. ADA restrooms are in place. Also, there is a storm shelter and Generac natural gas fired auxiliary power generator.

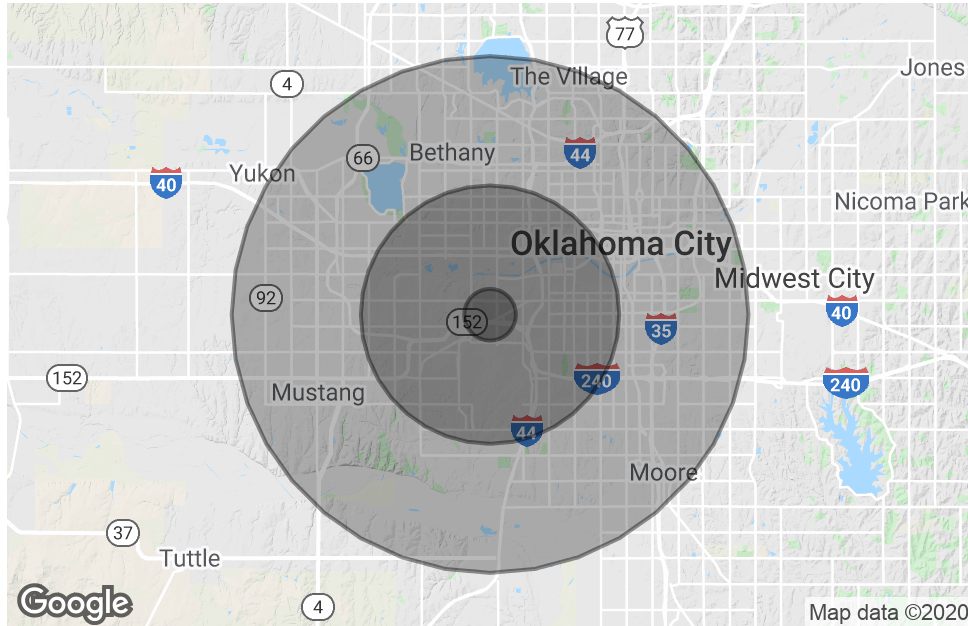
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DEMOGRAPHICS (per 2010 Census; 10 Miles Radius)

Total Population	539,992
Population Density	539,992
Median Age	34.3
Median Age (Male)	33.6
Median Age (Female)	35.3
Total Households	211,871
# of Persons Per HH	2.5
Average HH Income	\$55,354
Average House Value	\$145,476

TRAFFIC COUNTS (per ACOG)

Meridian - South of SW 36	8,957 (17)
Meridian - North of SW 36	10,915 (17)

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