

501 COUCH DRIVE

OKLAHOMA CITY, OK 73102



PROPERTY DESCRIPTION

Discover the vibrant energy of Oklahoma City surrounding the property at 501 Couch Drive. Embrace the convenience of being within walking distance of notable attractions such as the Paycom Energy Arena and the Myriad Botanical Gardens, offering a perfect blend of work and leisure in the heart of downtown. Nearby dining options like Mahogany Prime Steakhouse and The Jones Assembly provide exceptional culinary experiences. There are also numerous lunch restaurants within walking distance. With easy access to public transportation and major highways, the location ensures seamless connectivity throughout the city. Experience the dynamic cultural scene and thriving business environment that make this area an ideal destination for office tenants.

- Leased to Windstream the past 25 years and will vacate 10/31/24
- 17+ parking spaces on site to the west
- Mainly open area with conference room, several private offices, 2 restrooms and a break room

LOCATION DESCRIPTION

Located in the Central Business District between Main Street and 4th Street. Easily accessible from I-235 and I-40.

OFFERING SUMMARY

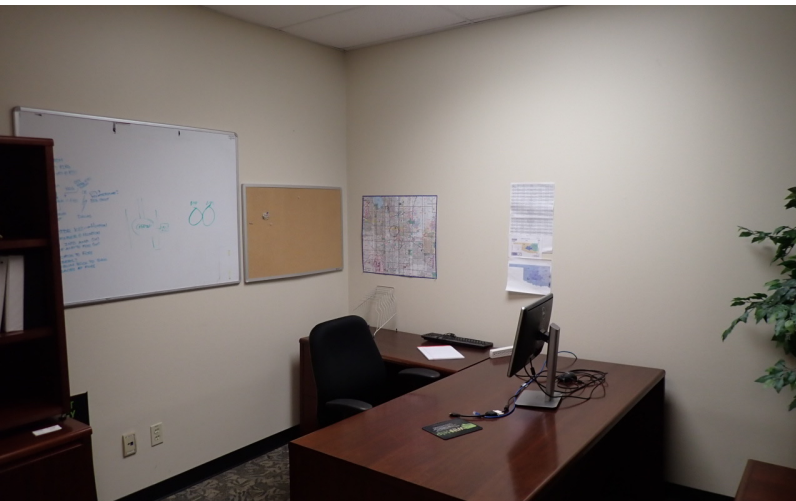
Lease Rate:	\$18.00 SF/yr (NNN)
Building SF:	±6,214 RSF
Insurance:	\$7,489
Real Estate Taxes (2023):	\$4,784
Year Built/Renovated:	1948/2000
Building comes as is	

TOM FIELDS

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