



OFFICE SPACE NOW AVAILABLE

Lease Rate: \$9.00 SF/yr (NNN)
 Building Size: 11,043 SF
 Available SF: 11,043 SF
 Year Built: 1947
 Zoning: Commercial
 Submarket: North
 Traffic Counts:
 101,300 east | 100,600 west I-44
 21,554 north \ 12,273 south Western
 03172020

PROPERTY OVERVIEW

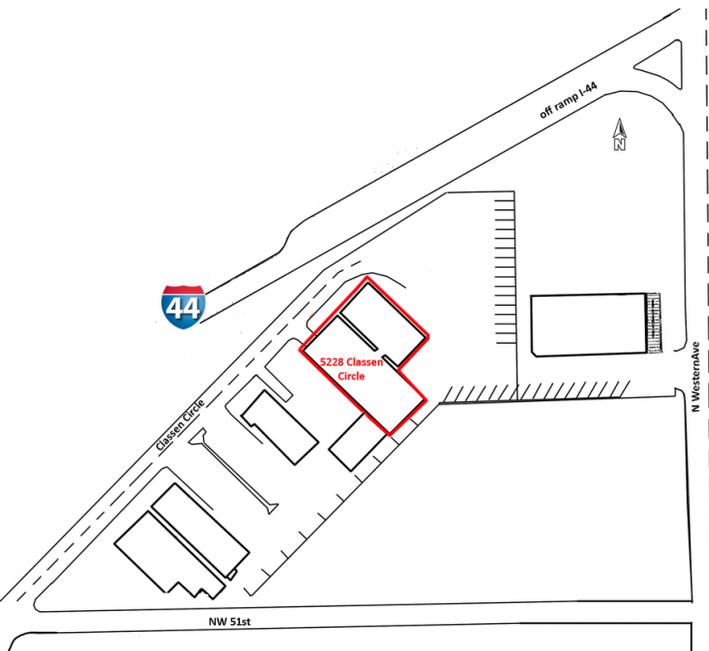
Perfect location between Western Avenue District and Classen Curve with great Interstate 44 visibility.
 Reasonable rent, easy access to Western, Classen and Interstate 44.
 Near Penn Square Mall and many local shops.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,806	35,745	81,784
Total Population	7,970	79,057	187,889
Average HH Income	\$66,236	\$66,484	\$56,797

EV ERNST
405.843.7474
eernt@pricedwards.com
pricedwards.com

C. DEREK JAMES
405.239.1206
djames@pricedwards.com
pricedwards.com

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



EV ERNST
405.843.7474
eernst@priceedwards.com
priceedwards.com

C. DEREK JAMES
405.239.1206
djames@priceedwards.com
priceedwards.com

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