

PARKLAWN MEDICAL BUILDING 2801 PARKLAWN DRIVE MIDWEST CITY, OK 73110

**LOCATION DESCRIPTION**

Situated in Midwest City, OK, this thriving area offers convenient access to Tinker Air Force Base, Midwest Regional Medical Center, and an abundance of well-regarded restaurants and retail establishments. The vibrant community fosters a conducive environment for business, with notable corporations and government entities nearby. The property's prime location ensures a strong foundation for your office building investment, inviting you to capitalize on the area's promising economic landscape and strategic positioning for sustained prosperity.

PROPERTY HIGHLIGHTS

- Renovated in 2022
- Prime East area location
- Modernized amenities
- Strategic investment opportunity
- Classic charm with contemporary appeal
- Ideal for office building investors

OFFERING SUMMARY

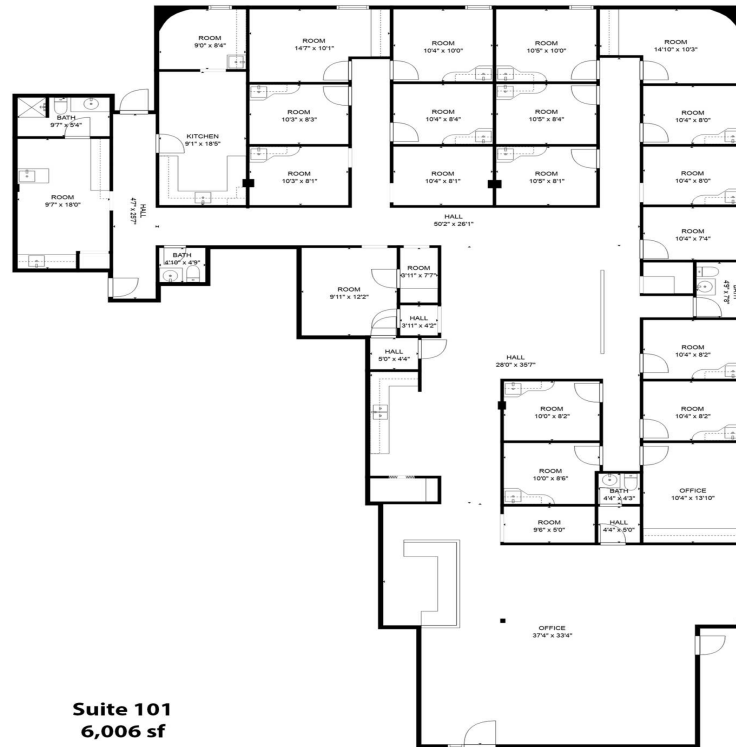
Available SF:	±12,194 RSF
Lot Size:	2.03 Acres
Building Size:	±50,148 SF

SPACES	AVAILABLE SF:	SPACE SIZE
Suite 101	\$16.00 SF/yr	6,006 SF
Suite 207	\$16.00 SF/yr	3,007 SF
Suite 305	\$16.00 SF/yr	1,174 SF
Suite 400	\$16.00 SF/yr	976 SF
Suite 404	\$16.00 SF/yr	2,205 SF

C. DEREK JAMES

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Suite 101
6,006 sf

SUITE 101

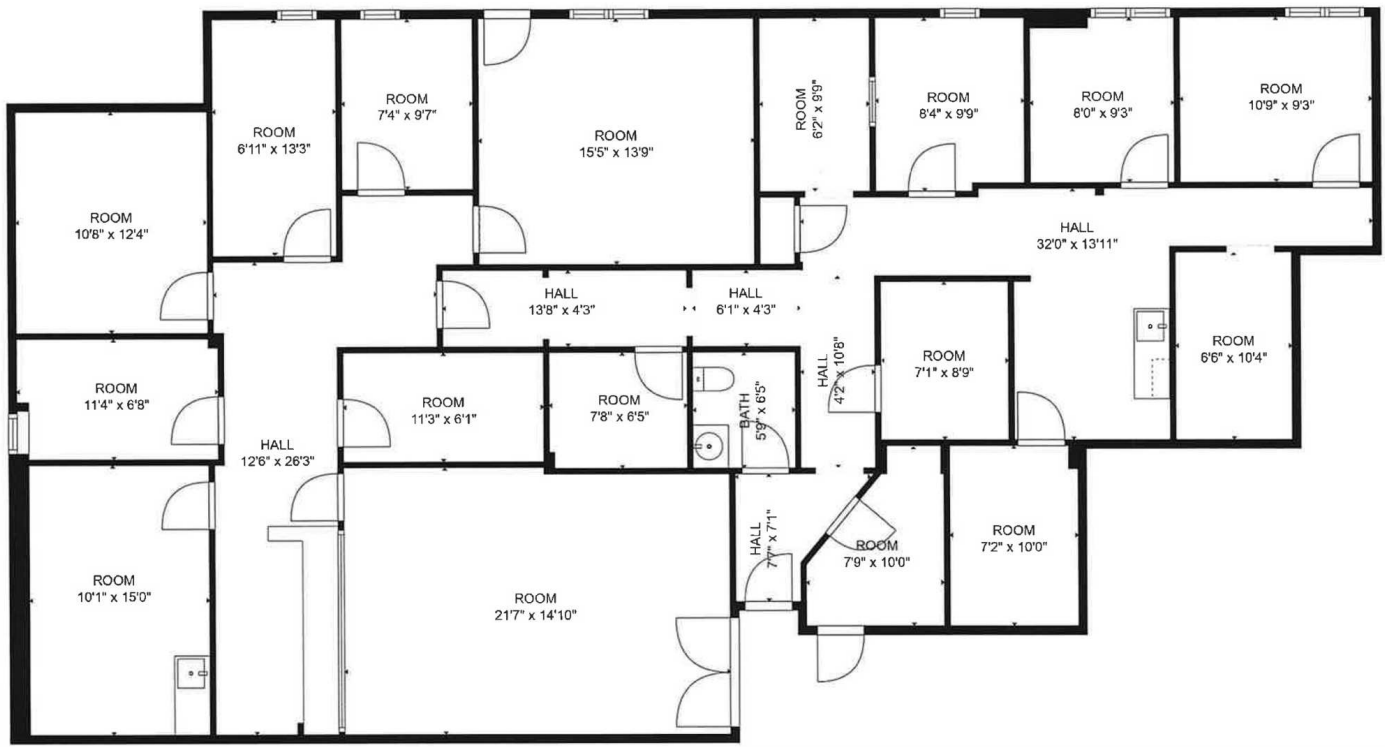
- ±6,006 RSF
- 15 Exam rooms with water
- 3 Doctor's offices
- 1 Lab
- 1 Exterior exit
- 4 Private restrooms
- 1 Reception
- 1 Reception desk built in
- 2 Breakrooms

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SUITE 207

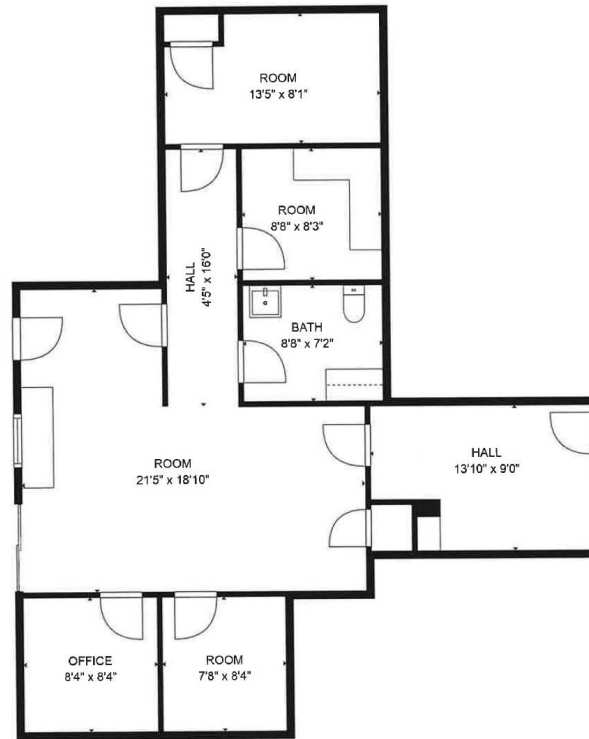
- ±3,007 RSF
- 14 Private offices
- 1 Conference room
- 1 Large waiting room
- 1 Private restroom

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SUITE 305

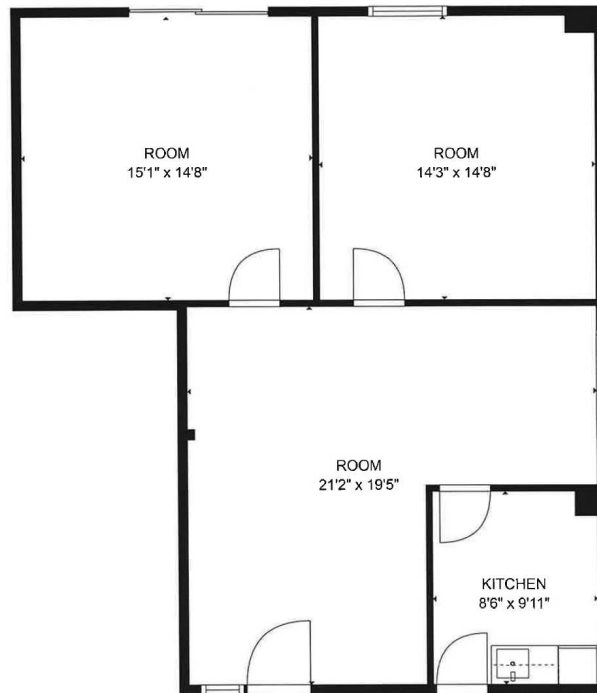
- ±1,174 RSF
- 4 Private offices
- 1 Shared room
- 1 Private restroom

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SUITE 400

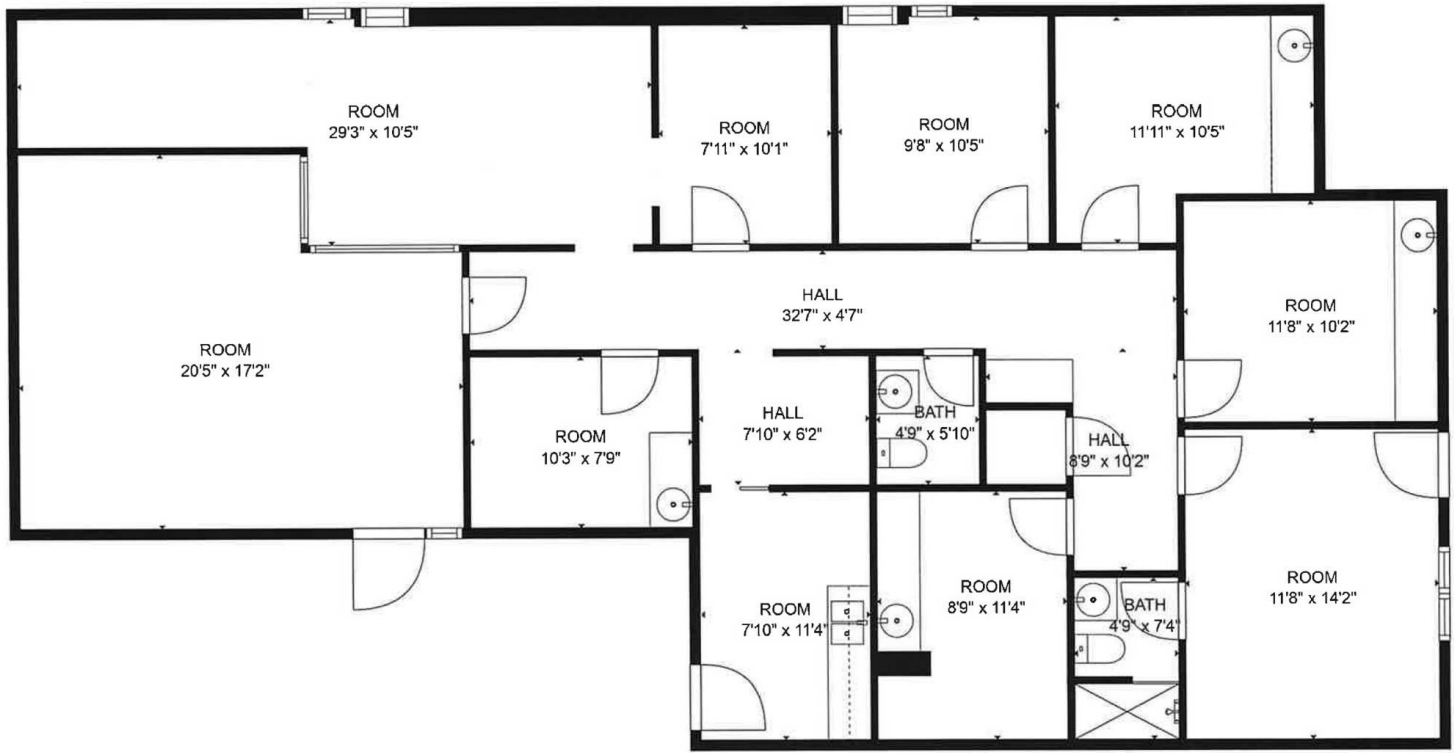
- ±976 RSF
- 2 Offices
- 1 Reception
- 1 Kitchen

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SUITE 404

- ±2,205 RSF
- 1 Reception Area
- 1 Reception / Admin office adjoining to file room
- 7 Private offices - 4 with water
- 2 Private restrooms
- 1 Conference room

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