



## OFFERING SUMMARY

Available SF: 4,139SF

Lease Rate: \$17.50 SF/yr  
Normal utilities included. Tenant is responsible for janitorial.

Building Size: 60,244

Building Class: B

Market: Oklahoma City

Sub Market: North

## PROPERTY OVERVIEW

The Shartel Plaza property is a unique combination of office and retail space. The building enjoys an excellent location just east of Bishop McGuinness High School on NW 50th Street, only a few blocks south of I-44 and North Western Avenue. The property provides ample free parking, on-site management, COX Cable connectivity, is within walking distance of the Shartel Cafe and the new Hideaway Pizza as well as numerous other restaurants.

## PROPERTY HIGHLIGHTS

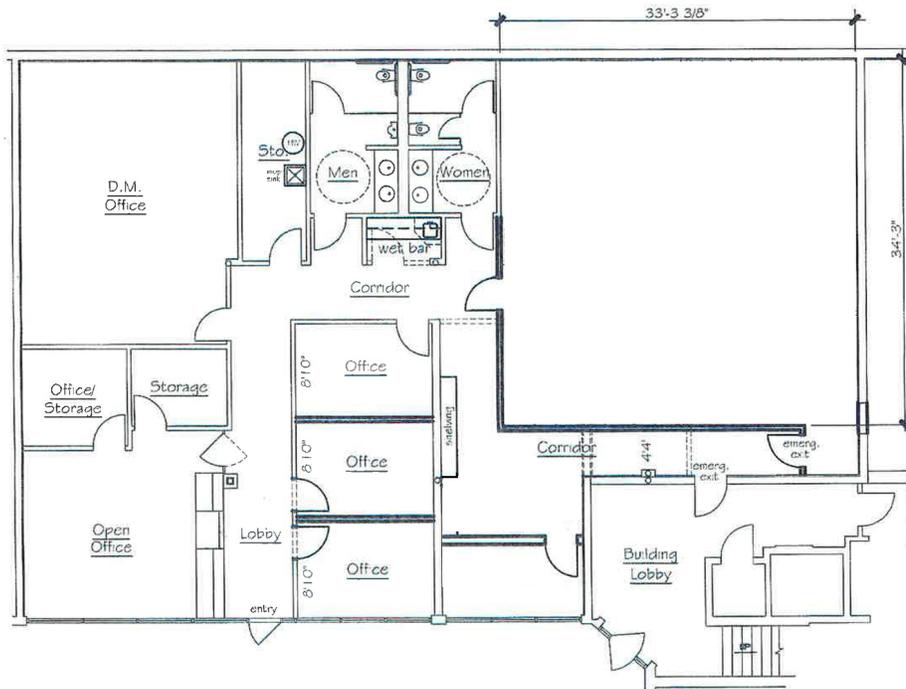
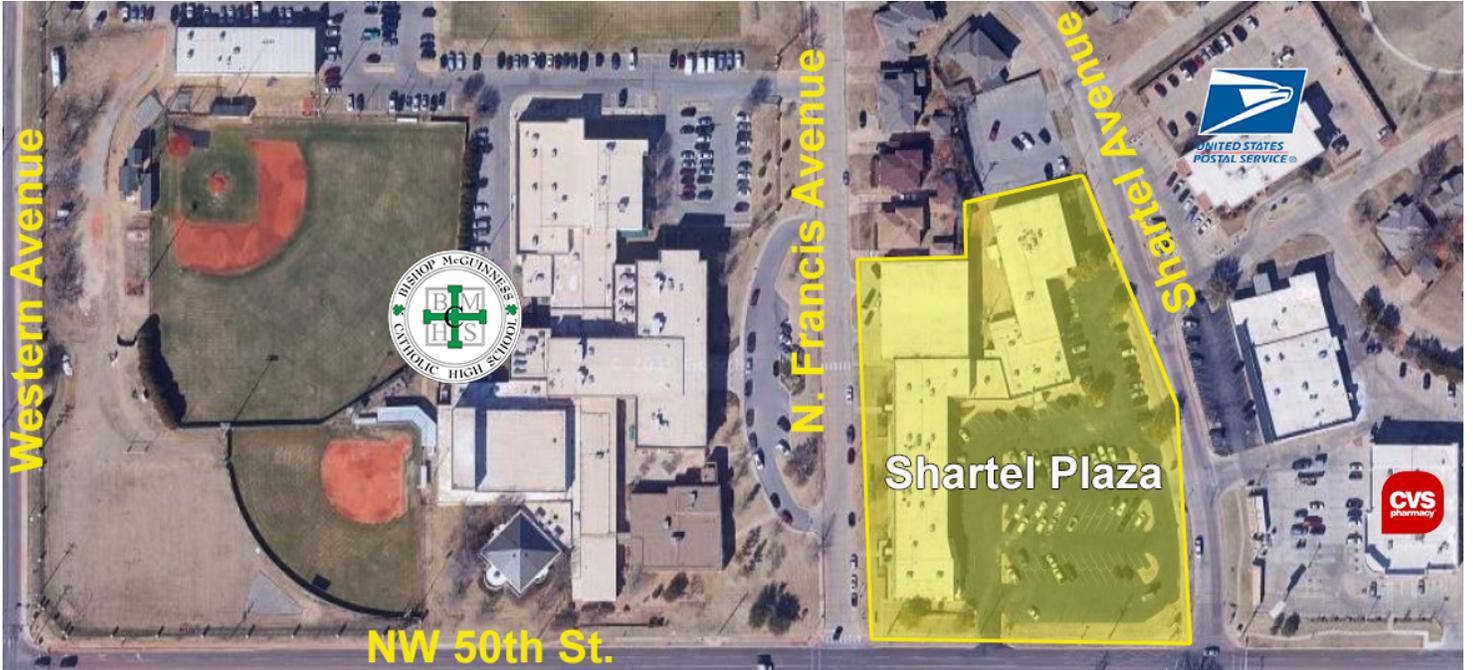
- Located 2 blocks east of Western Avenue
- Neighbors Bishop McGuinness High School
- Nearby restaurants and shopping
- Spacious parking lot
- Easily accessible from the Broadway Extension

**TOM FIELDS**  
405.239.1205  
tfields@priceedwards.com  
priceedwards.com

**CRAIG TUCKER**  
405.843.7474  
ctucker@priceedwards.com  
priceedwards.com

# Shartel Plaza

5117 N. Shartel Avenue. Oklahoma City, OK 73118



**TOM FIELDS**  
405.239.1205  
tfields@priceedwards.com  
priceedwards.com

**CRAIG TUCKER**  
405.843.7474  
ctucker@priceedwards.com  
priceedwards.com