

# Nichols Hills Office For Sale

1001 NW 71st Street, Oklahoma City, OK 73116



## OFFERING SUMMARY

|               |               |
|---------------|---------------|
| Sale Price:   | \$818,900     |
| Available SF: | 3,033 SF      |
| Year Built:   | 2019          |
| Market:       | Nichols Hills |

## PROPERTY OVERVIEW

71 Squared is a modern office condo development in Nichols Hills. Five individually-owned units comprise the conveniently located project. Udänder Spa anchors the property.

One unit is available for sale. Sales price listed includes turnkey construction to finish the shown floor plan in property standard finishes (see sample photos). Customizations are available.

Courtyards, parking and trash are shared. Buyers have individual sign opportunities on their units and shared monument signs at both entrances to the parking lot. Common area is maintained by HOA.

## PROPERTY HIGHLIGHTS

- New Construction
- Modern, bright finishes with natural light
- Convenient location for both highway and city access for employees
- Free-standing buildings to control employee health
- Energy efficient construction

**ALLISON BARTA BAILEY**  
405.239.1245  
abailey@pricedwards.com  
pricedwards.com



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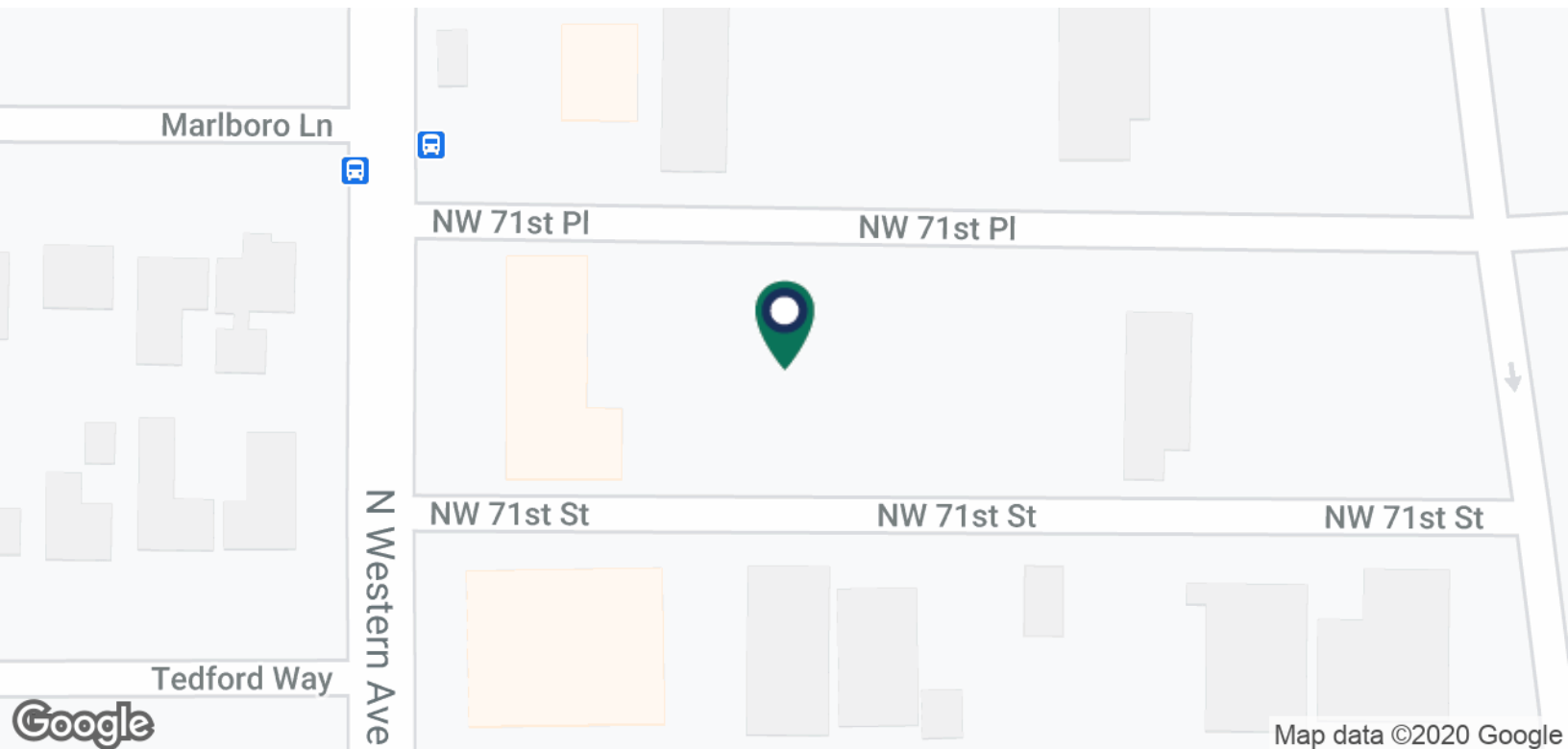
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