

# Chermac Energy Building

2909 NW 156th Street. Oklahoma City, OK 73120



## OFFICE SPACE NOW AVAILABLE

<b>Sale Price:</b>	\$599,000
<b>Lot Size:</b>	0.31 Acres
<b>Building Size:</b>	3,414 SF
<b>Building Class:</b>	B
<b>Ceiling Height:</b>	9.0 FT
<b>Year Built:</b>	2009
<b>Zoning:</b>	O-2
<b>Market:</b>	Oklahoma City
<b>Sub Market:</b>	North, Edmond
<b>Cross Streets:</b>	N. May Avenue / NW 156th Street

## PROPERTY OVERVIEW

This well built modern office building features eight offices built around a central conference room with a break room, two restrooms and a finished and air conditioned upstairs office containing approximately 214 square feet. Perfect for any general office use. Double glazed windows. New roof installed in summer 2019.

## LOCATION OVERVIEW

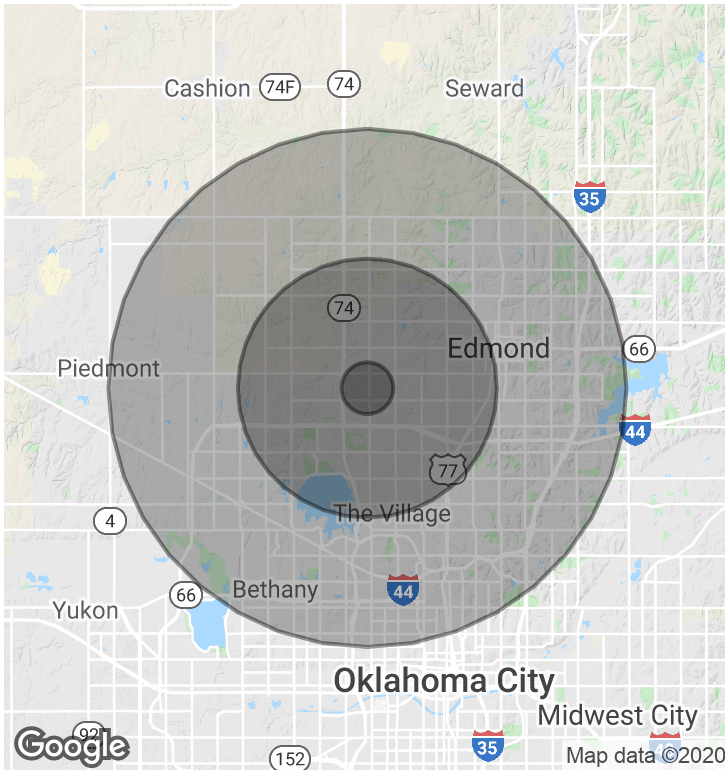
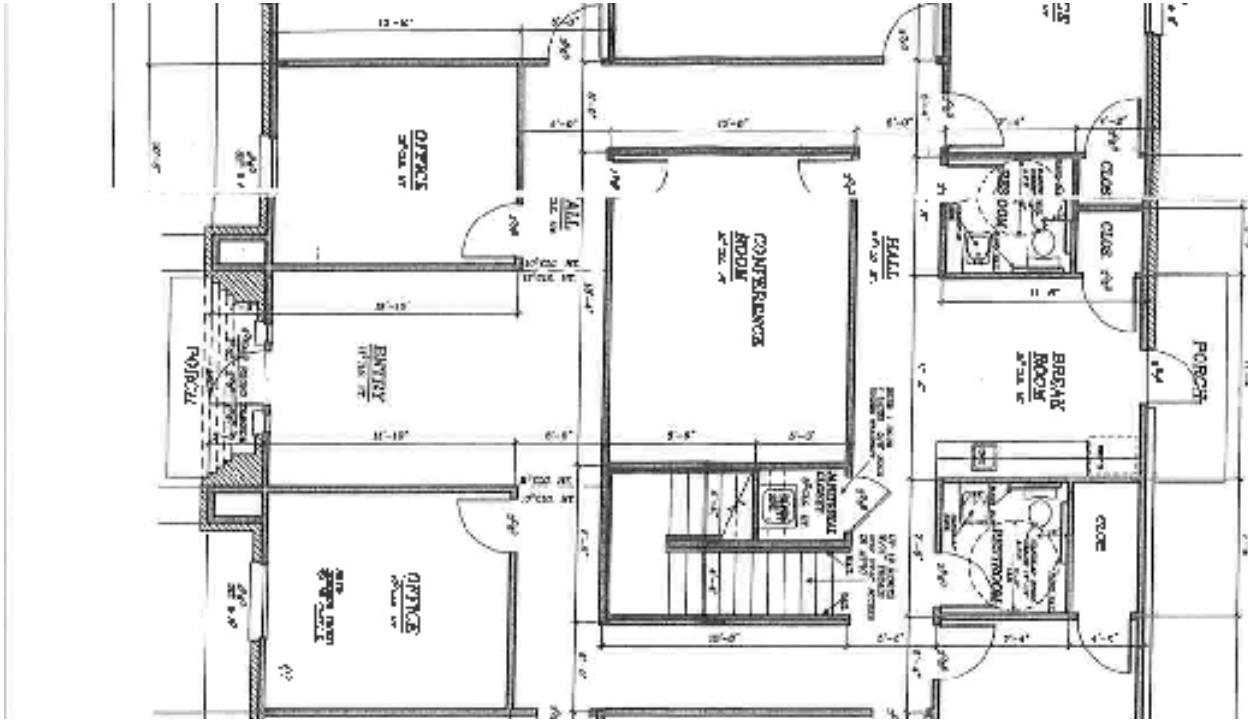
Office park setting with numerous recently constructed office buildings. Great access from May Avenue and Lake Hefner Parkway. Near Quail Springs Mall area but it is easy to avoid the congestion around the mall. Excellent tenant finishes.

**CORDELL C. BROWN, CCIM, CIPS**  
405.239.1222  
cbrown@priceedwards.com

The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

# Chermac Energy Building

2909 NW 156th Street, Oklahoma City, OK 73120



### DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	428,124
Population Density	428,124
Median Age	35.9
Median Age (Male)	34.3
Median Age (Female)	37.1
Total Households	176,843
# of Persons Per HH	2.4
Average HH Income	\$74,970
Average House Value	\$192,898

### TRAFFIC COUNTS (per ACOG)

N. May Ave,	North	22,200 NW 156th
-------------	-------	-----------------

**CORDELL C. BROWN, CCIM, CIPS**

405.239.1222

cbrown@priceedwards.com

The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.