

SELECT SYSTEMS BY CONTEMPORARY SOUNDS

2940 NW 149TH STREET OKLAHOMA CITY, OK 73120



PROPERTY DESCRIPTION

This is a purpose built office building with many features not found in typical office buildings. The building was constructed as an office building but also as a showroom and entertainment area for the products sold and installed by Select Systems. However, it offers a great opportunity for the upscale office user.

LOCATION DESCRIPTION

This property is located in the Quail Springs Office Park, Just off N. May Avenue on NW 149th Street, which is the location of a prime, upscale office park in northwest Oklahoma City. The property features a large lot with plenty of parking including six covered parking spaces. The large lot offers expansion room or a spot for a second building.

OFFERING SUMMARY

Sale Price:	\$1,850,000
Building Size:	6,351 SF
Lot Size:	35,035 SF
Price/SF:	\$291.29
Year Built:	2002
Renovated:	2023
Zoning:	PUD 32 C3 & 0-2
Market:	Oklahoma City
Submarket:	Northwest

CORDELL C. BROWN, CCIM, CIPS

cbrown@priceedwards.com

O: 405.239.1222 C: 405.826.6416

SELECT SYSTEMS BY CONTEMPORARY SOUNDS

2940 NW 149TH STREET OKLAHOMA CITY, OK 73120

Sale Price

\$1,850,000

LOCATION INFORMATION

Building Name	Select Systems by Contemporary Sounds
Street Address	2940 NW 149th Street
City, State, Zip	Oklahoma City, OK 73120
County	Oklahoma
Market	Office
Sub-market	Northwest
Cross-Streets	N. May Avenue and NW 149th Street

BUILDING INFORMATION

Building Size	6,351 SF
Building Class	A
Occupancy %	100.0%
Tenancy	Single
Ceiling Height	10 ft
Minimum Ceiling Height	10 ft
Number of Floors	1
Year Built	2002
Year Last Renovated	2023

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	PUD 32 C3 & 0-2
Lot Size	35,035 SF

PROPERTY HIGHLIGHTS AND FEATURES

FIVE HIGH END CONFERENCE SPACES FEATURING ULTRA QUIET ACOUSTIC TREATMENTS FOR BEST MEETING ENVIRONMENT

WIRED THROUGHOUT FOR AUDIO/VIDEO PRESENTATIONS.

COMMERCIAL GRADE KITCHEN WITH OUTDOOR ENCLOSED PATIO

MEETING/SERVING PATIO.

FURNITURE GRADE HARDWOOD TRIMS AND CABINETS.

LAND SPACE FOR FUTURE EXPANSION OR ADDITION OF RENTAL PROPERTY

HANDICAP COMPLIANT SHOWER

THREE HANDICAP RESTROOMS

CORDELL C. BROWN, CCIM, CIPS

cbrown@priceedwards.com

O: 405.239.1222 C: 405.826.6416

SELECT SYSTEMS BY CONTEMPORARY SOUNDS

2940 NW 149TH STREET OKLAHOMA CITY, OK 73120



Kitchen



Conference Room



Lounge



Kitchen

CORDELL C. BROWN, CCIM, CIPS

cbrown@priceedwards.com

O: 405.239.1222 C: 405.826.6416

SELECT SYSTEMS BY CONTEMPORARY SOUNDS

2940 NW 149TH STREET OKLAHOMA CITY, OK 73120



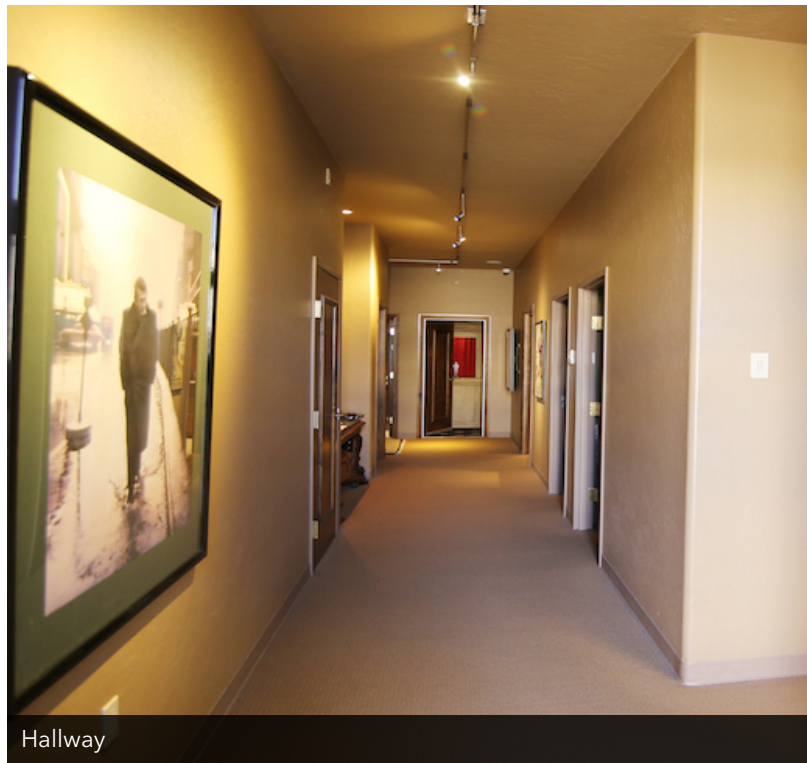
Media Conference Room



Entry



Back Exterior



Hallway

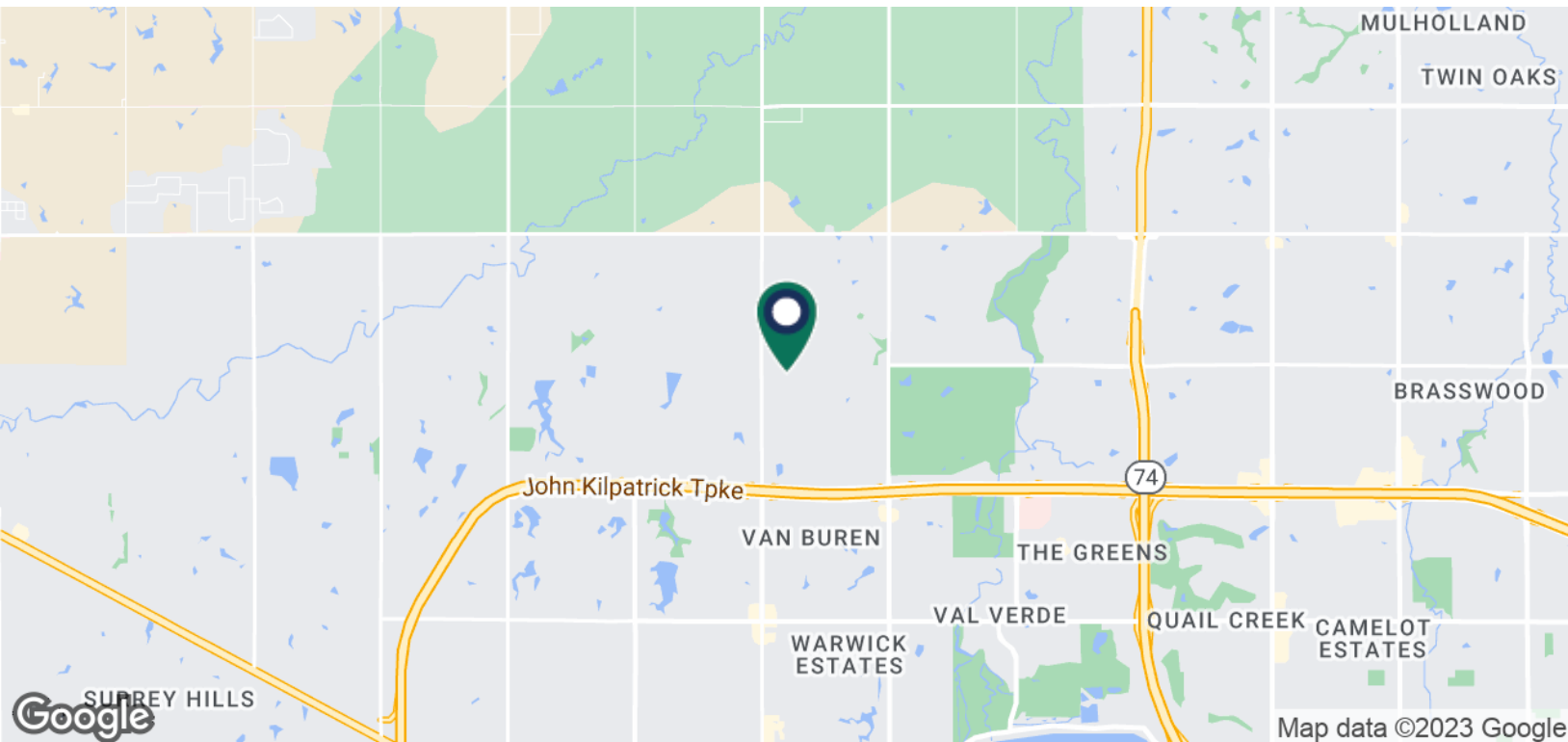
CORDELL C. BROWN, CCIM, CIPS

cbrown@priceedwards.com

O: 405.239.1222 C: 405.826.6416

SELECT SYSTEMS BY CONTEMPORARY SOUNDS

2940 NW 149TH STREET OKLAHOMA CITY, OK 73120



CORDELL C. BROWN, CCIM, CIPS

cbrown@priceedwards.com

O: 405.239.1222 C: 405.826.6416