

Northwest Office Building

7290 Cherokee Plaza. Oklahoma City, OK 73132



OFFICE SPACE NOW AVAILABLE

Sale Price:	\$821,000
Lot Size:	0.77 Acres
Building Size:	7,144 SF
Building Class:	B
Year Built:	1984
Market:	Oklahoma city
Sub Market:	NW
Cross Streets:	Cherokee Plaza and Northwest Expressway

PROPERTY OVERVIEW

A unique opportunity for an office buyer or investor. This 7,144 SF office building is equipped with vaulted ceiling entry way, 22 spacious offices, and a large conference room. Ideally located off the Northwest Expressway between Meridian and MacArthur Avenue, this office building is easily accessible and comes with ample onsite parking.

LOCATION OVERVIEW

Located in the Northwest Submarket, between Meridian Avenue and MacArthur Avenue off the Northwest Expressway. Perfect for clinic or other medical use. Two miles from Deaconess Integris Hospital, 2.5 miles from Baptist Integris Hospital and 5.5 mile from Mercy Hospital.

CORDELL C. BROWN, CCIM, CIPS

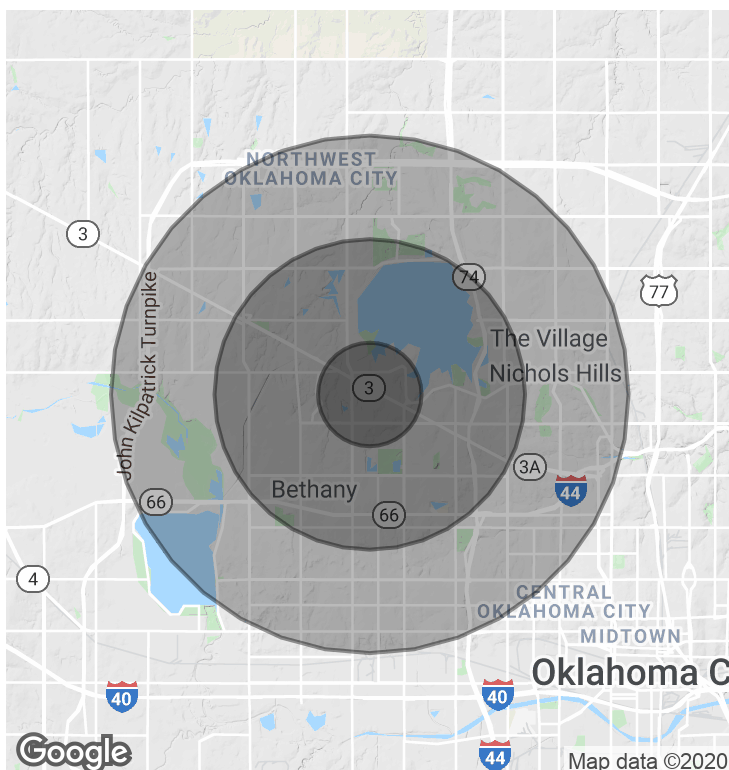
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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct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

Warr Acres Office Building

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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	231,964
Population Density	231,964
Median Age	37.5
Median Age (Male)	36.2
Median Age (Female)	38.8
Total Households	98,973
# of Persons Per HH	2.3
Average HH Income	\$64,096
Average House Value	\$165,925

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