

WARR ACRES OFFICE BUILDING

7290 Cherokee Plaza, Oklahoma City, OK 73132



OFFERING SUMMARY

Sale Price:	\$821,000
Available SF:	7,144 SF
Lot Size:	0.77 Acres
Year Built:	1984
Building Size:	7,144
Market:	Oklahoma City
Submarket:	NW
Price / SF:	\$114.92

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.

PROPERTY HIGHLIGHTS

- Vaulted entry with skylight
- 22 offices
- Conference Room
- Fire delay storage room
- Kitchen with patio
- Four zones of HVAC
- Server room
- 32 parking spaces
- Lawn Sprinkler system
- Great access of NW expressway

CORDELL C. BROWN, CCIM, CIPS

Office Specialist / Land Assemblages

cbrown@priceedwards.com

405.239.1222

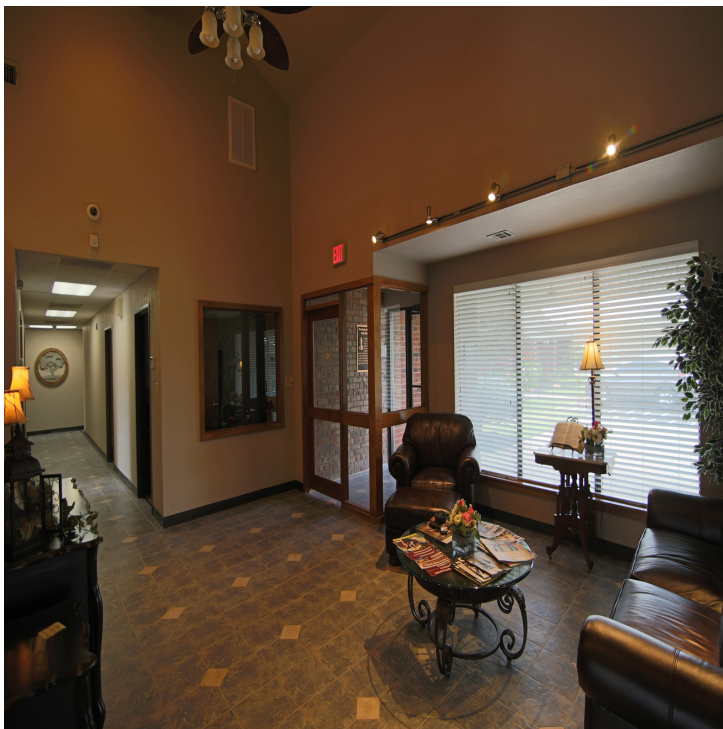
210 Park Ave, Suite 700, Oklahoma City, OK 73102

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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.

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	8,987	79,303	231,964
Median age	37.7	36.5	37.5
Median age (Male)	36.7	35.8	36.2
Median age (Female)	38.1	37.7	38.8
Total households	3,825	33,837	98,973
Total persons per HH	2.3	2.3	2.3
Average HH income	\$53,437	\$57,867	\$64,096
Average house value	\$130,388	\$140,339	\$165,925

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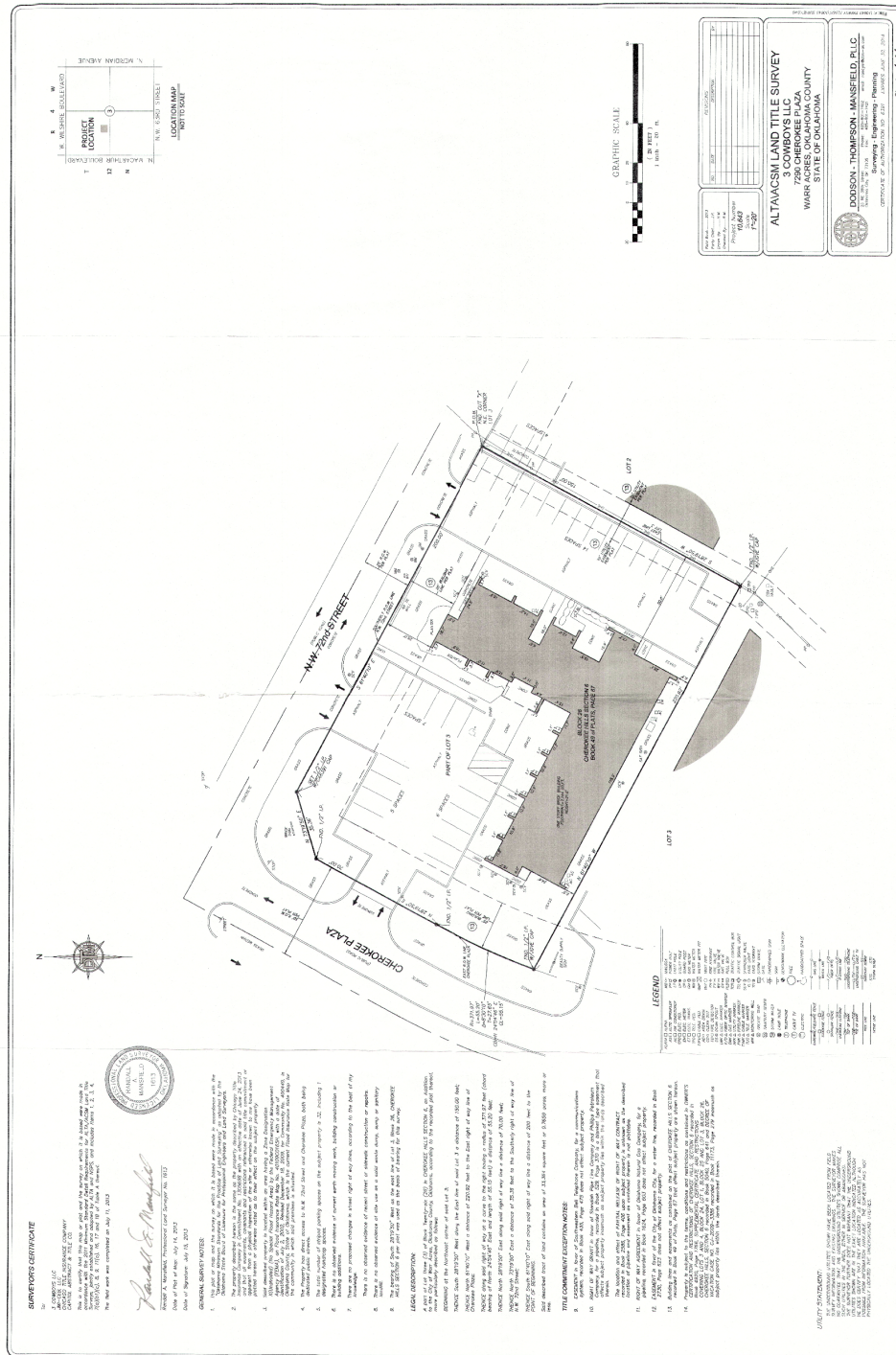
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