

# Chermac Energy Building

2909 NW 156th Street, Oklahoma City, OK 73120



## OFFICE SPACE NOW AVAILABLE

<b>Sale Price:</b>	\$589,000
<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 i summer 2019.

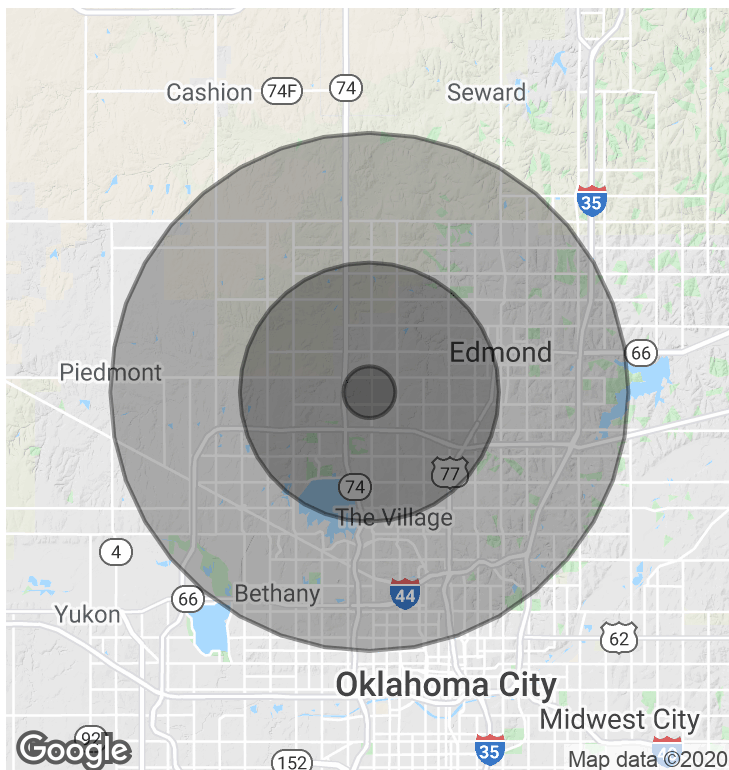
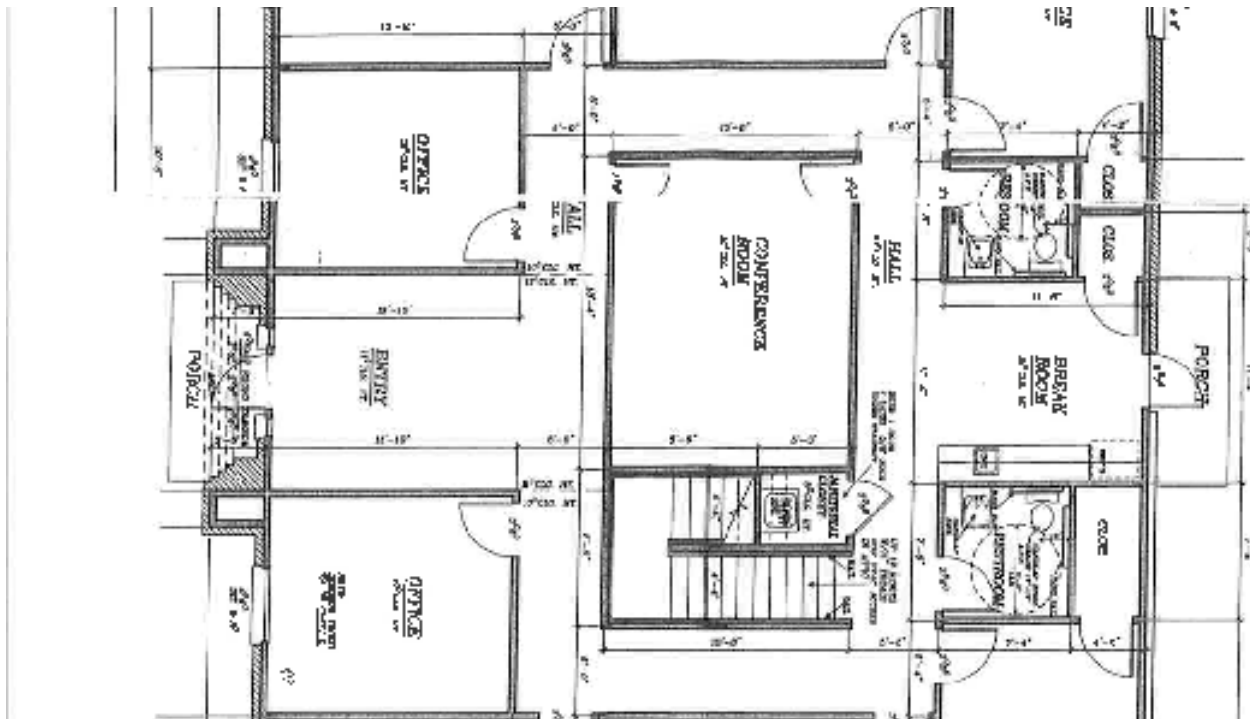
## LOCATION OVERVIEW

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**  
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**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
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