

OWNER/USER MEDICAL OFFICE BUILDING 4207 WEST MEMORIAL ROAD OKLAHOMA CITY, OK 73134



**PHILLIP MAZAHARI, CCIM**  
Retail Investment Sales  
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O: 405.239.1221 C: 405.250.0693

**Sale Price**  
\$4,250,000

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## PROPERTY DESCRIPTION

Phillip Mazaheri, CCIM is proud to present a prime owner/user medical office opportunity in the heart of the thriving Memorial Corridor in the Oklahoma City Metro area. The property, located at 4207 West Memorial Road, offers an expansive 18,860 SF building, meticulously constructed in 2015. Boasting a highly sought-after location on Kilpatrick Turnpike just west of Portland, this modern space provides investor-ready Tenant Improvements, making it an ideal choice for office and medical professionals. With the added benefit of available building signage along Memorial Road and Kilpatrick Turnpike, this property presents a compelling opportunity for those seeking a prestigious and functional space to elevate their business operations.

## PROPERTY HIGHLIGHTS

- Modern building, ideal for office or medical use
- Constructed in 2015, showcasing contemporary design and functionality
- Strategically positioned on Kilpatrick Turnpike, offering prime visibility
- Prominent signage opportunities on the building exterior

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## OFFERING SUMMARY

<b>Sale Price:</b>	\$4,250,000
<b>Price PSF:</b>	\$225.34
<b>Lot Size:</b>	1.68 Acres
<b>Building Size:</b>	18,860 SF
<b>NOI:</b>	\$336,600.00
<b>Cap Rate:</b>	7.92%
<b>Owner/User Date:</b>	January 31, 2025
<b>Market Rent:</b>	\$22/SF or \$414,920

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	1,586	29,775	74,991
<b>Total Population</b>	3,107	61,576	166,713
<b>Average HH Income</b>	\$131,615	\$85,575	\$87,100

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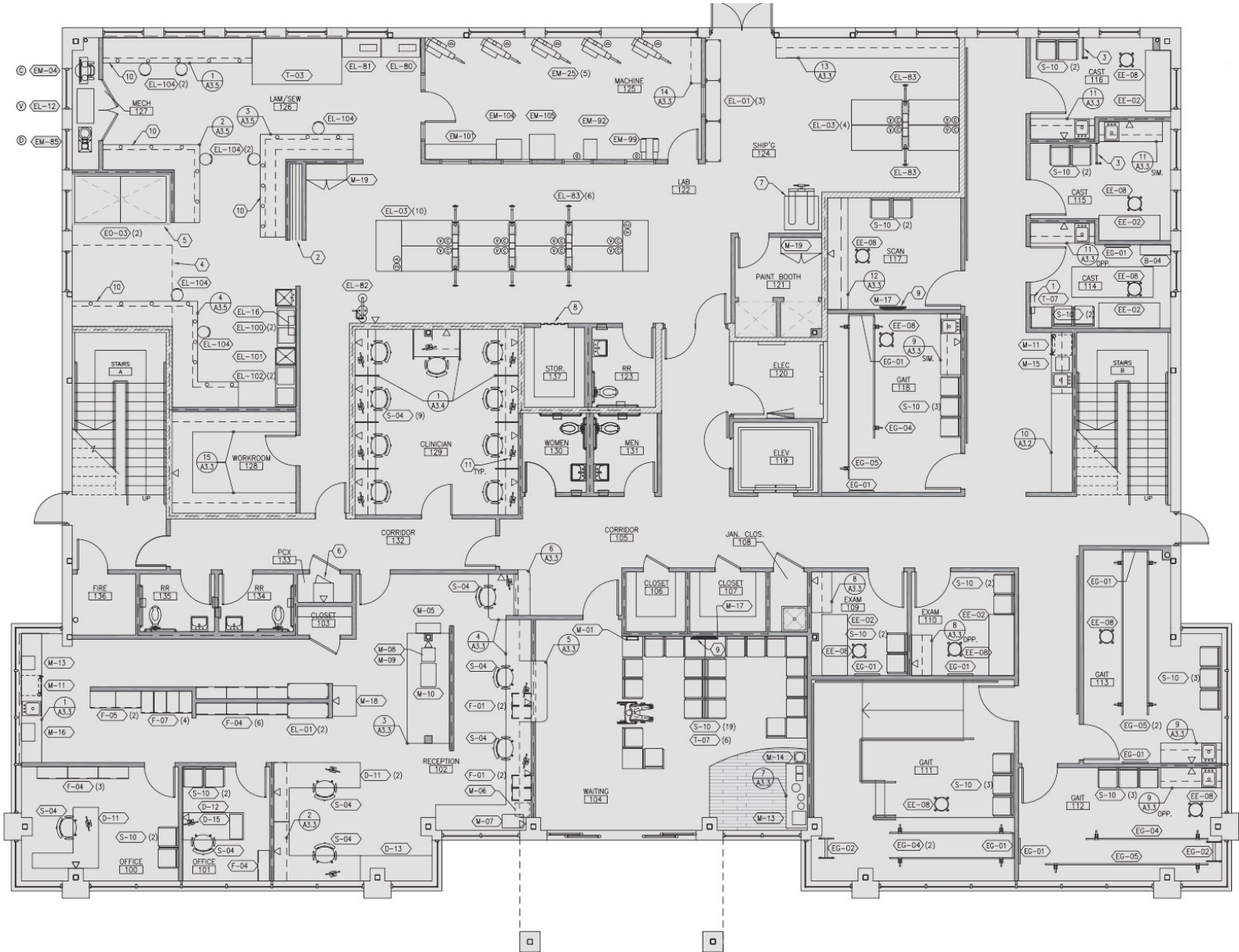


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## FLOOR PLAN - 1ST FLOOR 4207 WEST MEMORIAL ROAD OKLAHOMA CITY, OK 73134



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## FLOOR PLAN - 2ND FLOOR 4207 WEST MEMORIAL ROAD OKLAHOMA CITY, OK 73134



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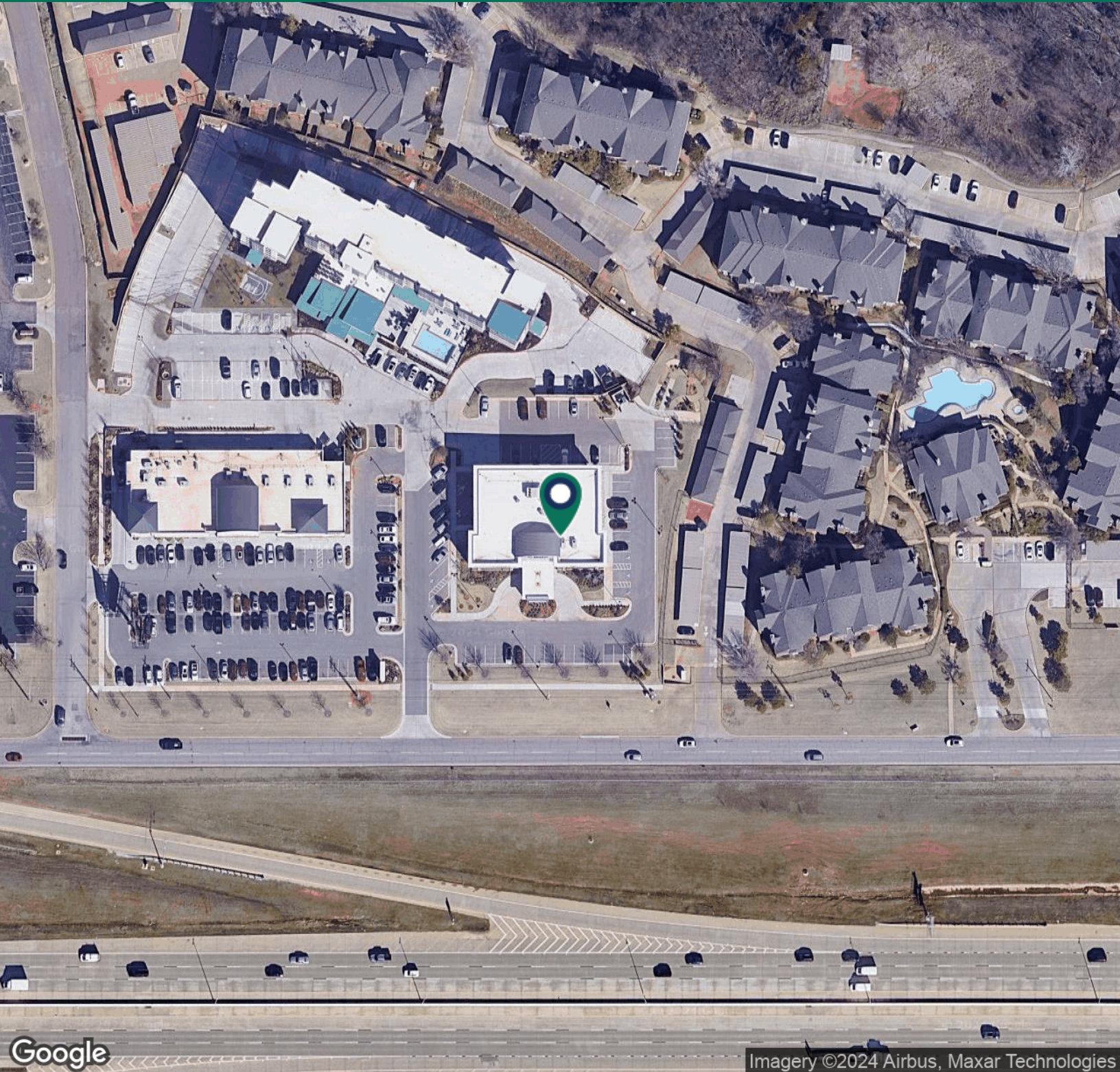


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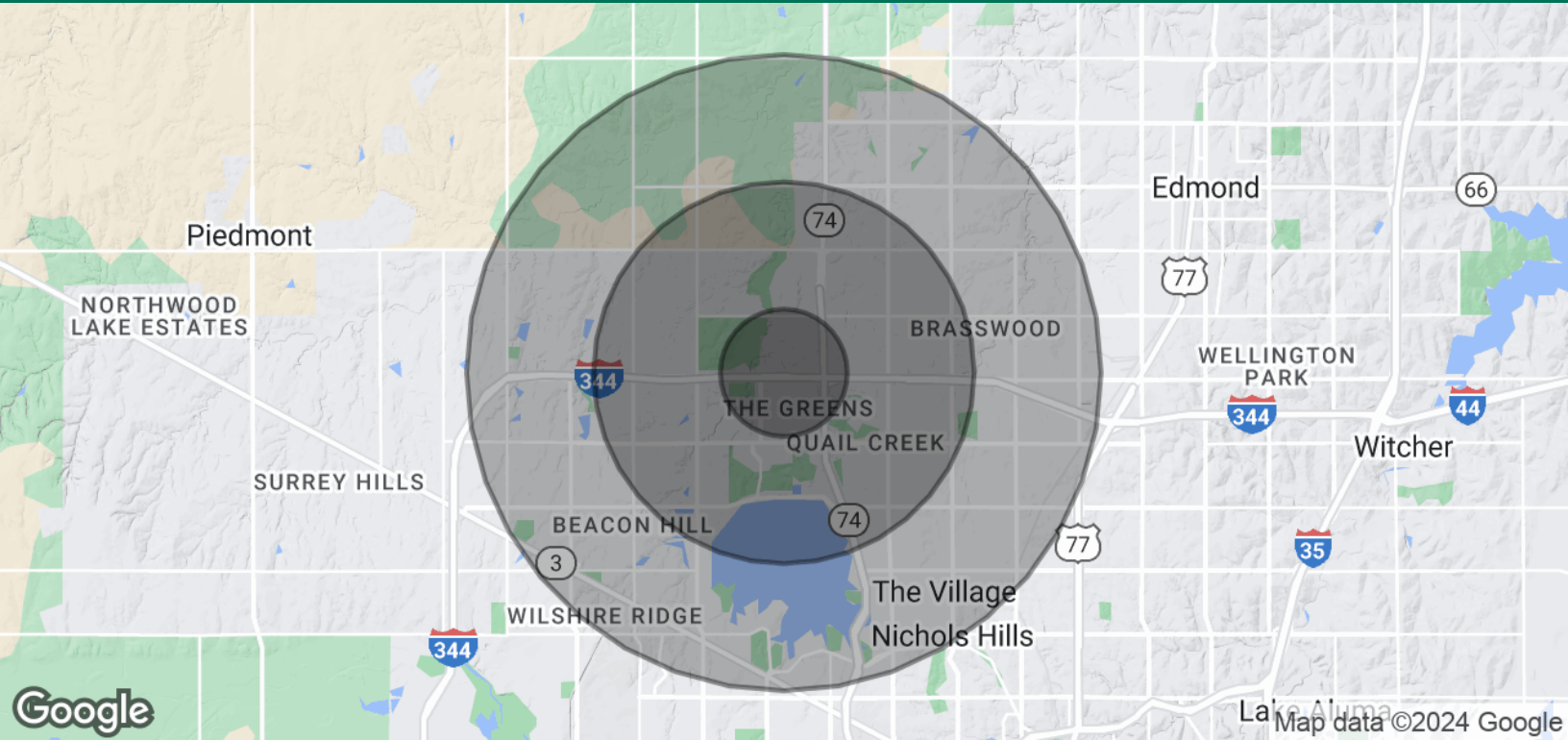
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,107	61,576	166,713
Average Age	50.3	37.0	37.1
Average Age (Male)	46.1	35.5	35.7
Average Age (Female)	49.1	38.3	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,586	29,775	74,991
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$131,615	\$85,575	\$87,100
Average House Value	\$364,554	\$207,937	\$204,266

2020 American Community Survey (ACS)

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