

India Temple Shrine Headquarters

3601 NW 36th Street, Oklahoma City, OK 73112



OFFICE SPACE NOW AVAILABLE

Sale Price:	\$3,300,000
Lot Size:	3.39 Acres
Building Size:	31,263 SF
Building Class:	B
Ceiling Height:	14+/- FT in meeting rooms, 8ft in offices
Year Built:	1979
Renovated:	2015
Zoning:	R-4 (non-conforming)

FOR MORE INFORMATION, CONTACT

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PROPERTY OVERVIEW

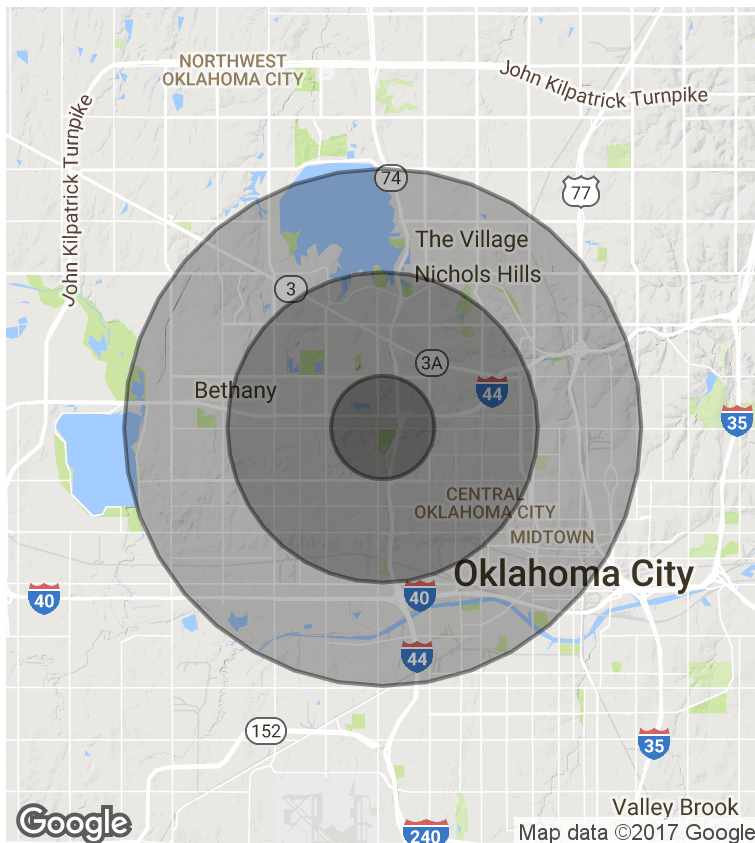
The Property consists of two parcels of land and two buildings. Parcel one is 2.117+/- acres of land with a two story office and special events building containing 28,383 square feet. Parcel two consists of 1.215+/- acres of land with a building containing approximately 2,880 square feet with eight overhead doors and a small office.-- The main building is constructed of pre-stressed concrete reinforced "double T" panels. There are no load bearing interior walls in the building. Ceiling heights in all areas except approximately 3,000 square feet of offices are approximately 14 feet. HVAC package units; 4 ten ton (replaced) & 2 Twenty Five ton.

LOCATION OVERVIEW

Just east of N. Portland Avenue on the corner of NW 36th Street and North Saint Clair Avenue. An excellent location one quarter mile west of I-44 and two blocks south of NW 39th Expressway, which also has access to I-44 and numerous service businesses and restaurants in the area. Located in a quiet neighborhood within easy reach of high traffic flow highway systems. An ideal office location. Immediately north of the 30 acre Will Rogers Park and Tennis Center.

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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	229,341
Population Density	229,341
Median Age	35.1
Median Age (Male)	34.4
Median Age (Female)	35.8
Total Households	96,650
# of Persons Per HH	2.4
Average HH Income	\$56,044
Average House Value	\$159,422

TRAFFIC COUNTS (per ACOG)

Address	Direction	#
NW 36th	East	14,812(16)
NW 36th	West	16,559(16)
Portland	North	11,400(16)
Portland	South	12,302(16)

The information above has been obtained from sources believed 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.