

FOR SALE

# BETHANY BUSINESS PARK

4107 N. COUNCIL ROAD, BETHANY, OK 73008



# BANTA

Property Group

**BANTA PROPERTY GROUP, LLC**

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## PROPERTY DESCRIPTION

Discover a standout investment with Bethany Business Park, a premier multi-tenant office property newly completed in 2023. This exceptional office park is now available for acquisition, offering a unique blend of modern design, high occupancy, and attractive financial metrics. This property is ideal for the investor looking for a multi-tenant office park.

### Investment Highlights

**Why Invest?** This office park represents a rare opportunity to acquire a high-quality, low-risk asset with new construction, robust occupancy, and NNN leases. The combination of minimal landlord responsibilities and strong financial performance makes it a standout investment.

Seize this exceptional opportunity and elevate your portfolio with a premier asset poised to deliver outstanding returns. Contact us today to make this premier property yours!

**1. Modern New Construction:** Completed just last year, Bethany Business Park features functional floor plans with the latest infrastructure, ensuring minimal maintenance and maximum tenant appeal.

**2. High Occupancy & Immediate Income:** With over 95% of its space already leased and proposals in place for the remaining unit, this property promises robust and immediate rental income. All leases are triple net (NNN), meaning tenants cover operational costs, offering a hassle-free investment experience.

**3. Prime Location & Ample Parking:** Located on a 2.03-acre lot, this office park comprises 8 free-standing buildings, providing generous parking and exceptional visibility. This strategic location ensures easy access and high convenience for tenants and their clients.

**4. Flexible & Functional Space:** The property spans 23,273 square feet, with units ranging from 1,201 to 4,452 square feet. This variety of spaces caters to a wide range of professional office needs.

**5. Attractive Financial Metrics:** Priced at \$3,995,000, this investment offers a compelling cap rate of 7.81% and a net operating income (NOI) of \$311,816. With a competitive price per square foot of \$171.67, Bethany Business Park stands out in today's market.

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## OFFERING SUMMARY

Sale Price:	\$3,995,000
Building Size:	23,271 SF
Available SF:	1,201 SF
Lot Size:	2.035 Acres
Number of Units:	18
Price / SF:	\$171.67
Cap Rate:	7.81%
NOI:	\$311,816
Year Built:	2023
Zoning:	Office

## PROPERTY OVERVIEW

This property is ideal for the investor looking for a multi-tenant office park. This office park was completed in late 2023. The property features 8 free standing buildings with ample parking. The property is over 95% occupied with proposals out on the remaining vacant space. All leases are triple net.

## PROPERTY HIGHLIGHTS

- New Construction
- Functional Floor Plans
- Ample Parking
- Free Standing Buildings

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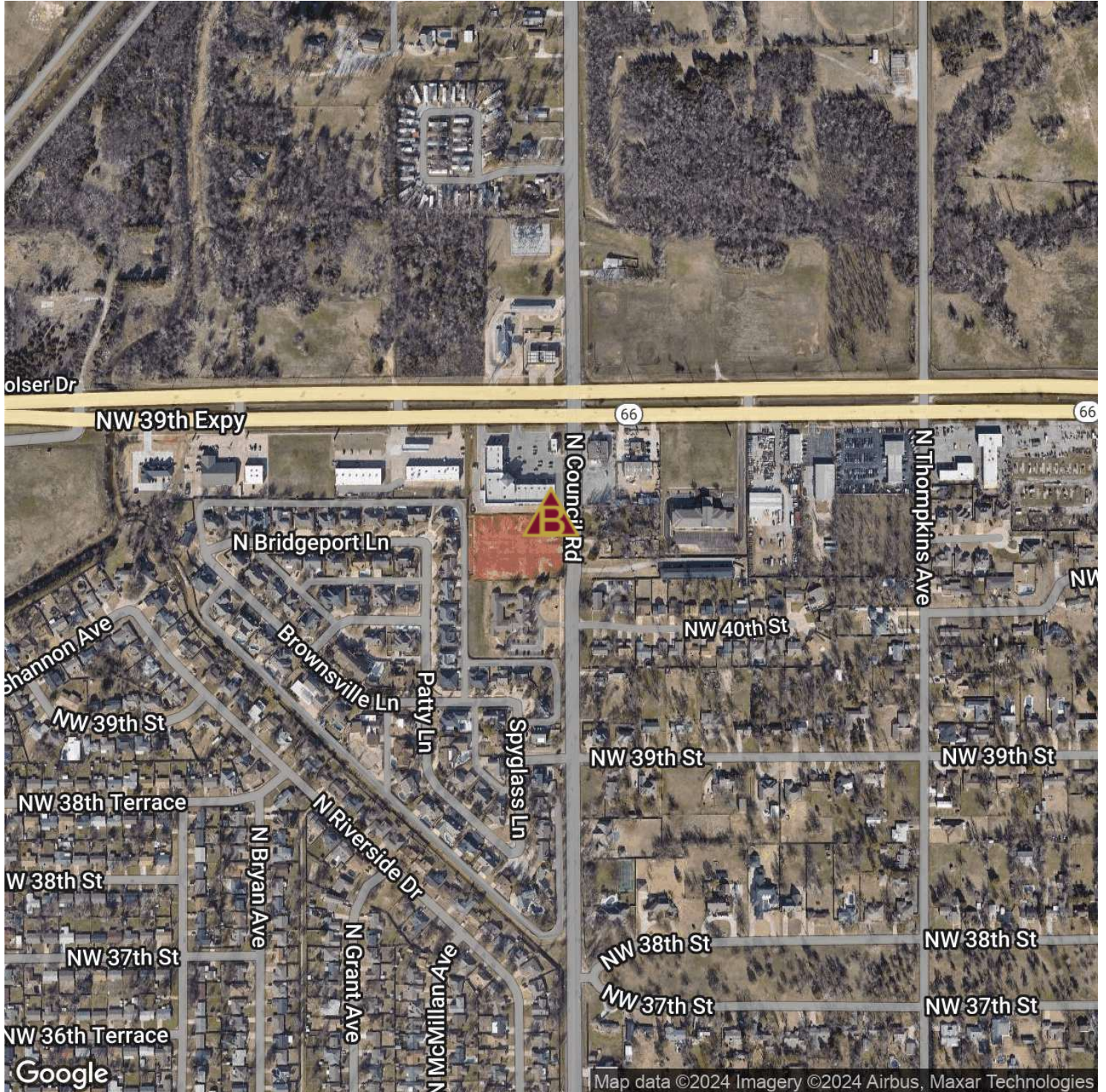
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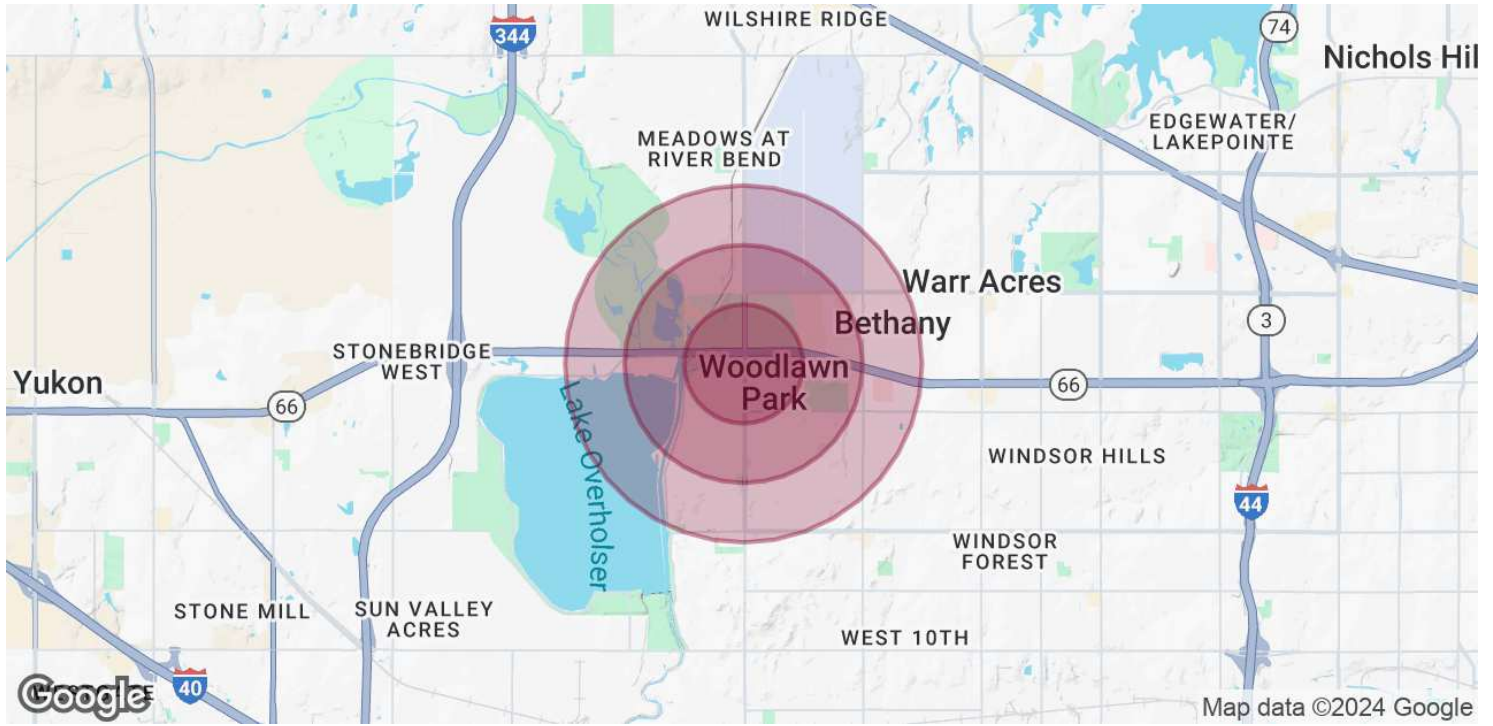
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<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Population	1,241	4,172	11,931
Average Age	47.0	41.7	37.3
Average Age (Male)	47.8	40.4	33.7
Average Age (Female)	44.0	40.5	37.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Households	555	1,814	4,997
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$78,935	\$72,500	\$64,547
Average House Value	\$161,413	\$158,690	\$146,263

2020 American Community Survey (ACS)

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