

OFFICE BUILDING 28,184 SF

SALE PRICE: \$3,950,000



521 W Wilshire, Oklahoma City, Oklahoma 73116



7501 Broadway Extension
Oklahoma City, OK 73116

Presented By:

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PROPERTY OVERVIEW

This sale is geared for a possible user of the second floor, Suite 200 with private elevator, containing 6,697 sf that has been totally renovated but never occupied (so no wear and tear), which offers an excellent opportunity for an owner-user or an investor looking for a multi-tenant location fronting on Wilshire Boulevard just west of Broadway Extension. All but one office in Suite 200 has a window view, with the south facing ones commanding a dramatic view of OKC'S Downtown CBD. The rest of the building has been totally renovated as well, with abundant natural light, a common area conference room, and has ample surface parking that has been totally overlaid with new asphalt. There is also covered parking in the North lot.

Once the second floor is occupied, the building will be right at 100% leased. In addition to the private elevator, Suite 200 has two private restrooms, ten offices, full kitchen, exceptional views, and so much more. The storage room cabinets are on rollers to maximize capacity. The suite could also be easily divided.

Amenities include New overlaid parking lot with ample parking, well maintained center courtyard for outside break area, large lobby with casual seating, elevator, covered parking, 8.3 miles north of Downtown OKC via Broadway Extension or an easy 14 minute drive per map quest.

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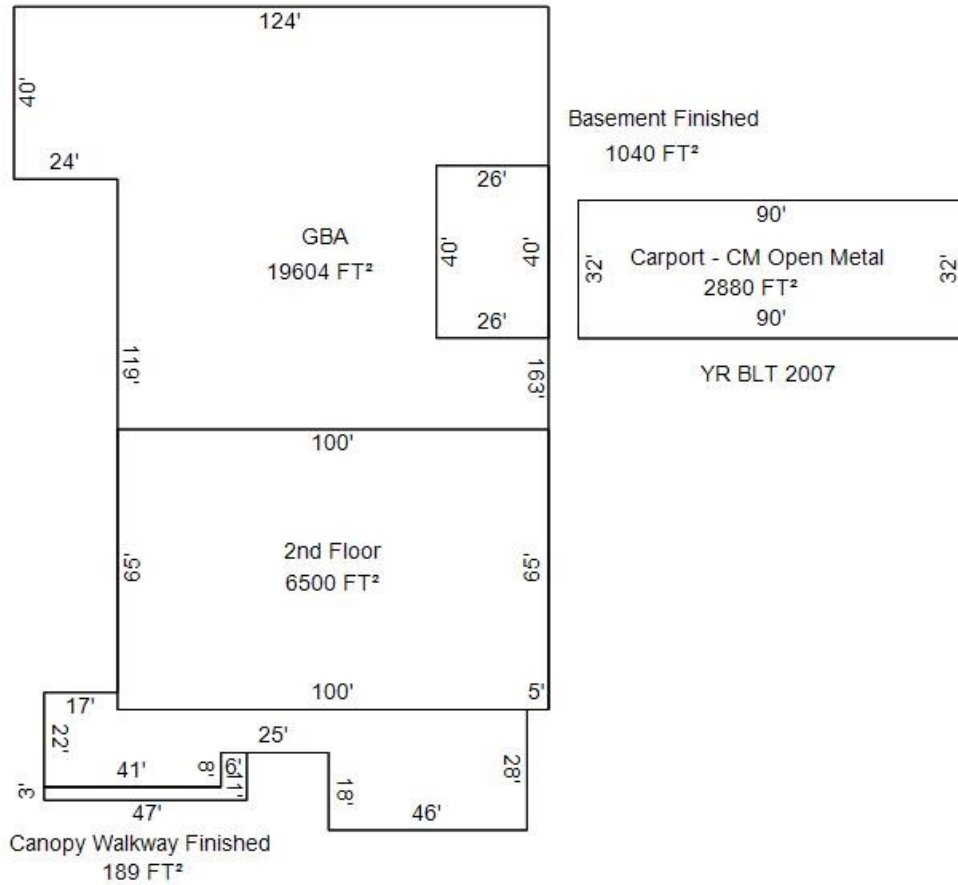
SALE PRICE: \$3,950,000
(APPRAISED APRIL 8, 2024 FOR \$4,110,000)

BUILDING SF	28,184
LAND AREA	71,965 SF (1.65 Acre)
ZONING	Moderate Industrial District (I-2)
Commission	2.5% to Selling Broker



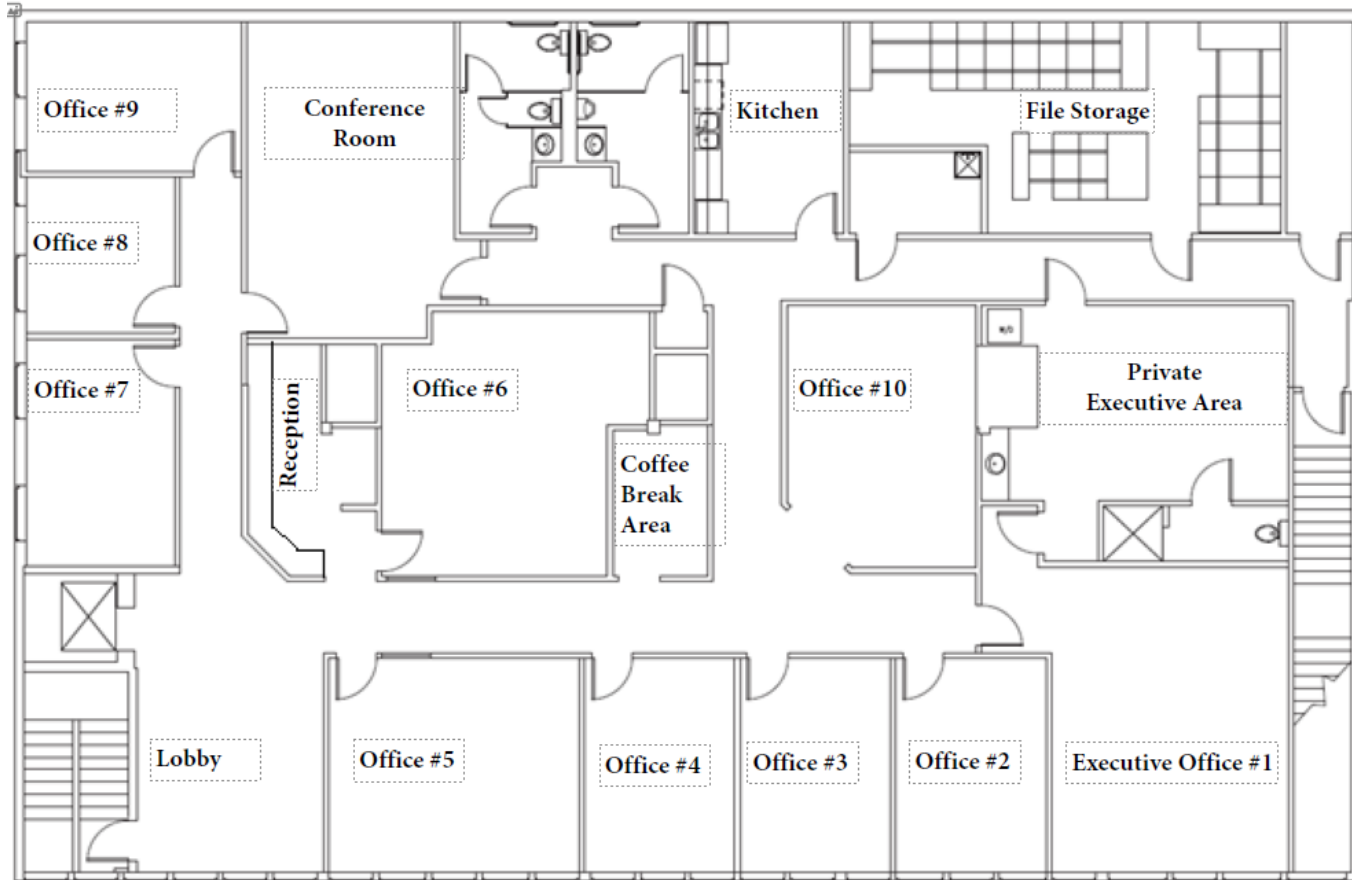
FOR SALE

FLOORPLAN



SECOND STORY FLOORPLAN

Recently Renovated, Never Occupied





Common Area Conference Room



Typical Office



Occupied Suites



Lobby with Conference Behind

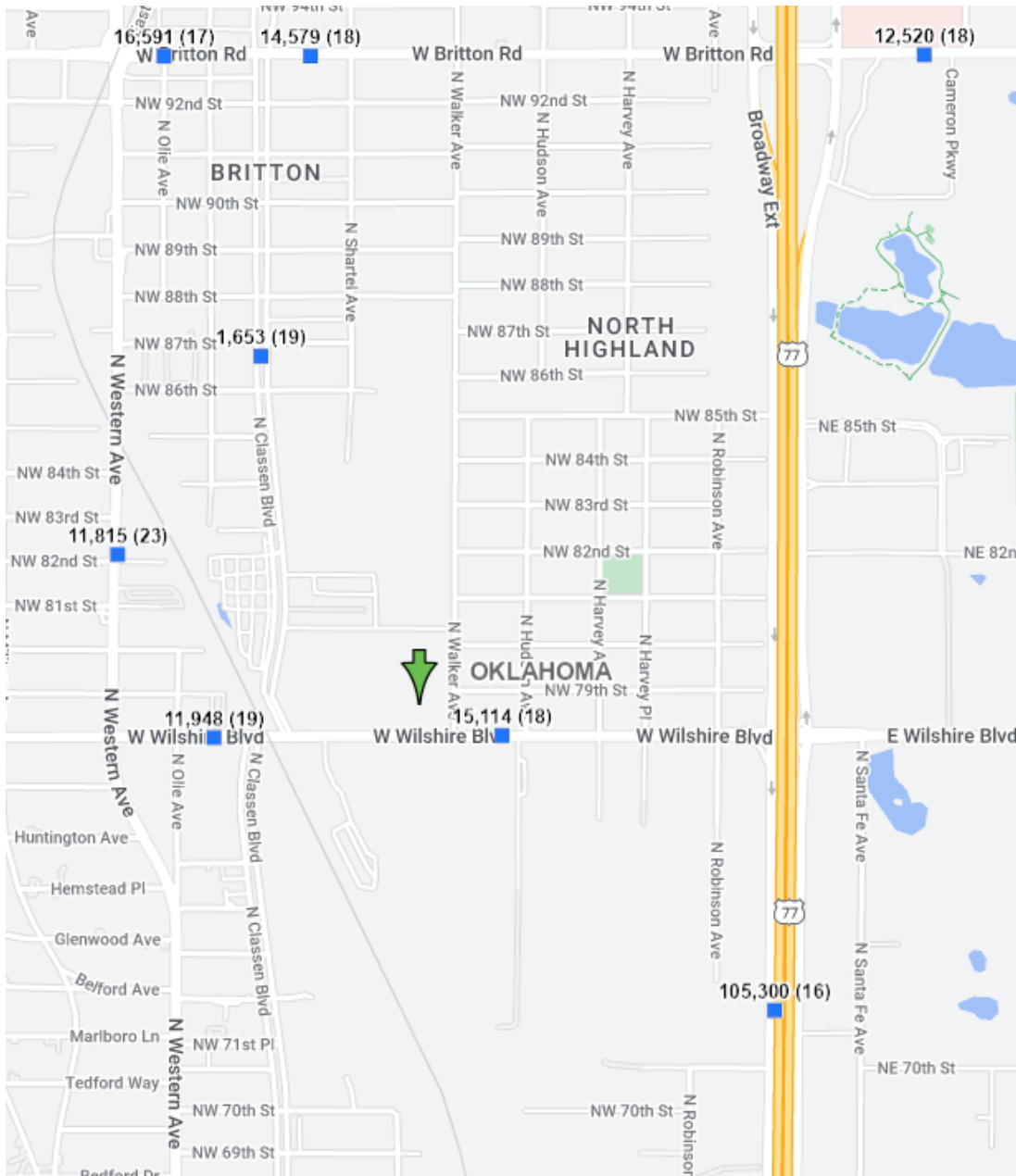


Office Kitchenette



Typical Office

521 W. WILSHIRE BLVD.



FOR SALE

Highlights:

- Excellent opportunity for an owner-user or an investor looking for a multi-tenant lease up investment
- Has tons of windows providing abundant natural light
- New overlaid parking lot
- Some covered parking
- Shared conference area
- Private courtyard
- Suite 200 vacant for owner-user

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