

THE WALKER BUILDING

1300 N Walker Ave. Oklahoma City, OK 73103



OFFERING SUMMARY

Sale Price:	\$5,495,000
Price / SF:	\$243.44
Building Size:	22,572 SF
Available SF:	13,016 SF
Year Built:	2016

PROPERTY OVERVIEW

Prime opportunity to own a stunning Midtown Oklahoma City office building located in the heart of Midtown and within walking distance to many fan-favorite restaurants and shops. This Class-A office building was recently built in 2016, which allows a user to bypass costly maintenance items commonly seen among older midtown buildings. The building has been beautifully finished out and includes men's and women's ADA restrooms on each floor. The third floor is a must see, which includes a large entertainment/conference area with full kitchen/serving area and outdoor terrace overlooking the OKC skyline!

PROPERTY HIGHLIGHTS

- Class-A office building
- Built in 2016
- 16 private offices, 4 flex rooms, large conference room and 2 large bullpins available for occupancy on the second floor
- Third floor terrace and entertainment suite
- On-site parking available



Adept Commercial Real Estate, LLC
1 NE 2nd Street, Suite 101
Oklahoma City, OK 73104

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ADDITIONAL PHOTOS

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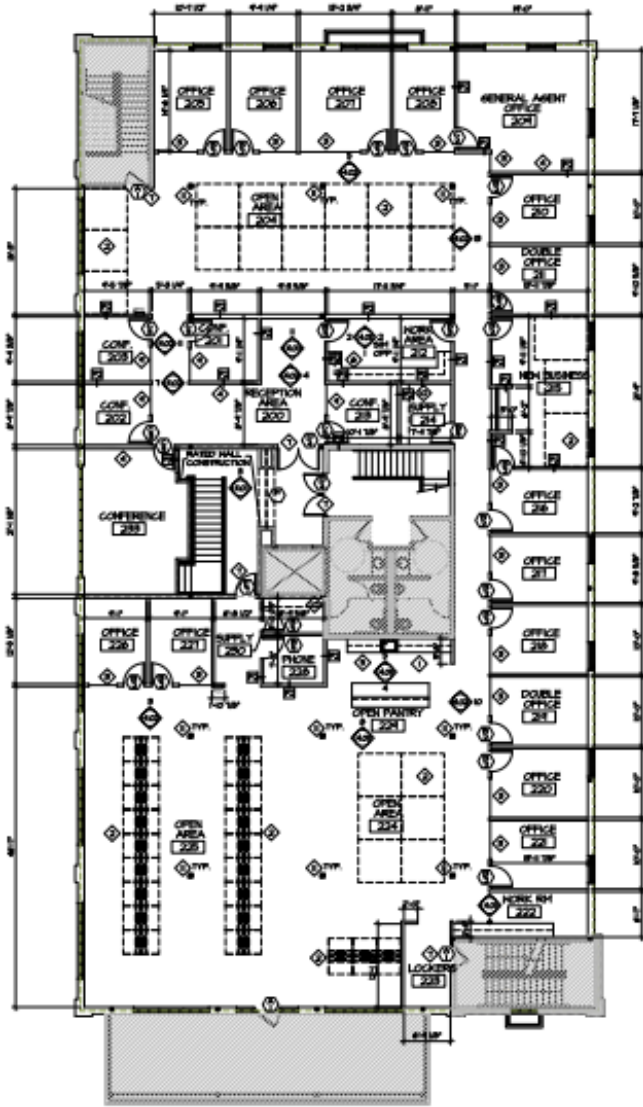
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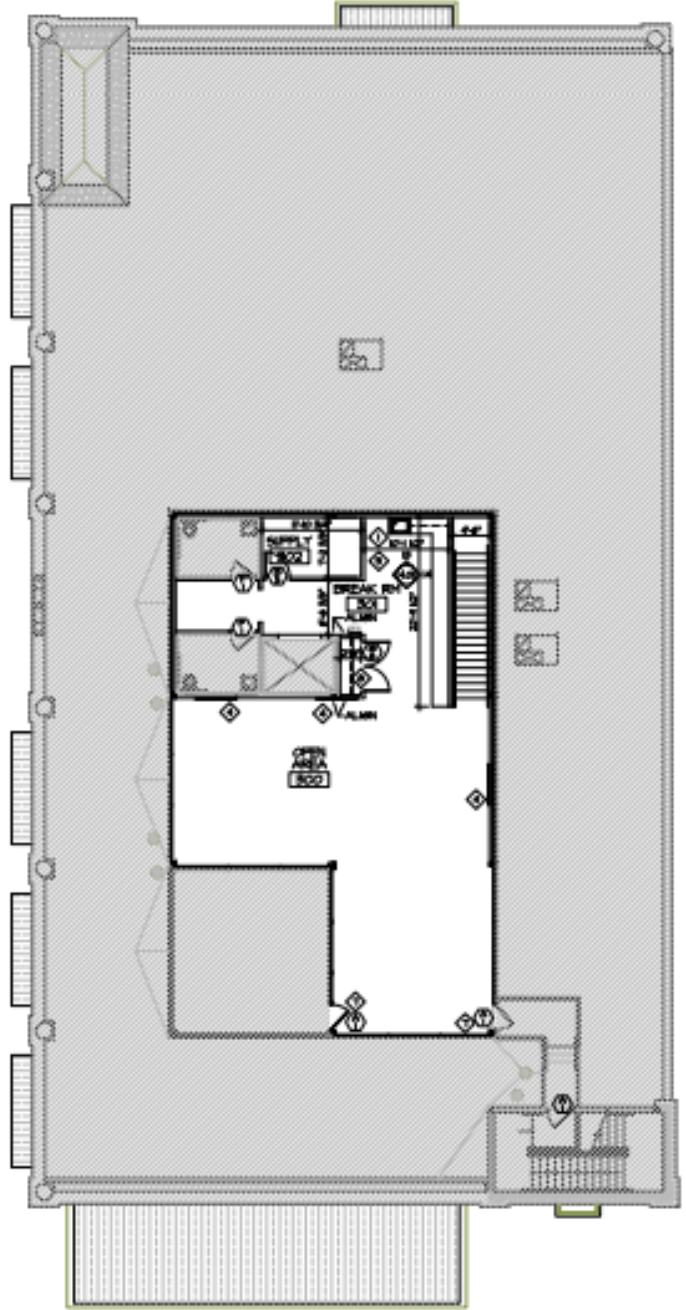
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SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"



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