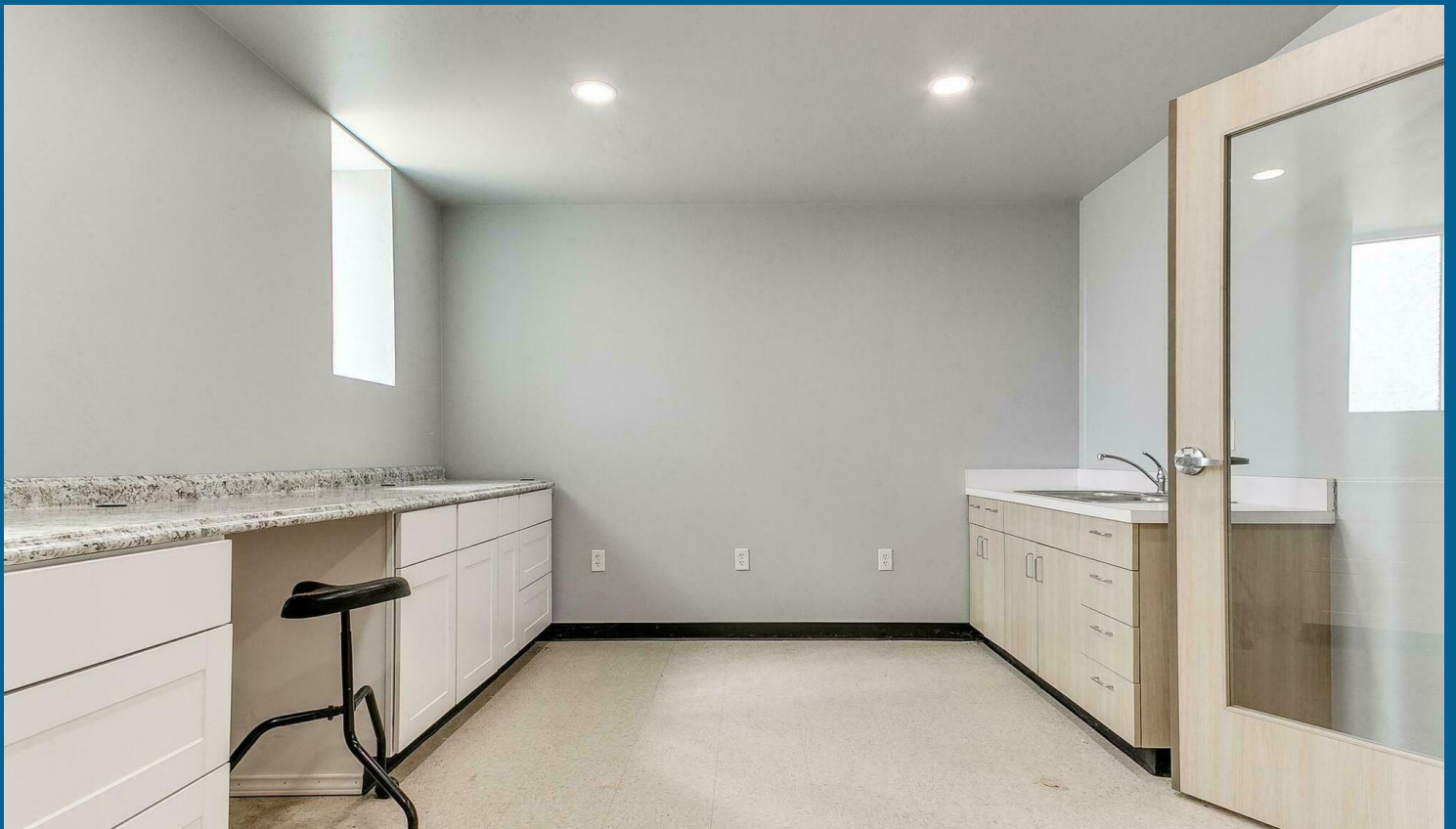


FOR LEASE

MOVE-IN READY OFFICE/MEDICAL SPACE!

505 NE 46th Street, Suite B, Oklahoma City, OK 73105



Gabrielle Johnson

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Tim Strange, CCIM, SIOR, CPM

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MOVE-IN READY OFFICE/MEDICAL SPACE!

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PROPERTY DESCRIPTION

Excellent opportunity to lease move-in ready office space in a prime, high-visibility location. Offered at \$1,800 modified gross, this 1,710-square-foot suite is conveniently located near the State Capitol and Homeland, directly across from The Presley, a modern new residential community. The suite features two separate entrances. One entrance provides direct access to a private office and restroom. The second opens into a spacious foyer, ideal for a reception or lobby area. Just beyond the foyer are two additional private offices, two conference rooms, kitchenette, restroom with shower, and storage space. This flexible layout is especially well-suited for medical or professional office use.

PROPERTY HIGHLIGHTS

- Move-in ready
- Tenant responsible for electric and personal liability
- Landlord covers water, trash, taxes, and insurance
- Two conference rooms
- Storage or lab area
- Break room with kitchenette
- Shower and storm shelter

OFFERING SUMMARY

Lease Rate:	\$12.63 SF/month (MG)
Available SF:	1,710 SF
Lot Size:	7,370 SF
Building Size:	3,420 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	83	279	1,927
Total Population	186	663	4,352
Average HH Income	\$58,835	\$61,572	\$66,462

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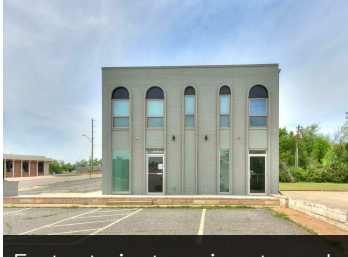
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East exterior to main entry and parking. Two entrances into suite B.



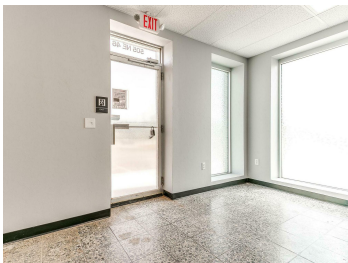
East exterior entrance to suite B.



South parking area.



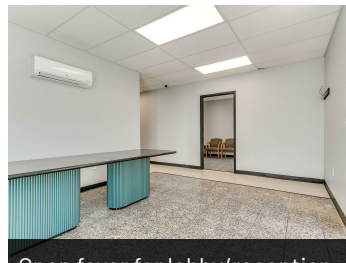
West exterior to suite A and parking.



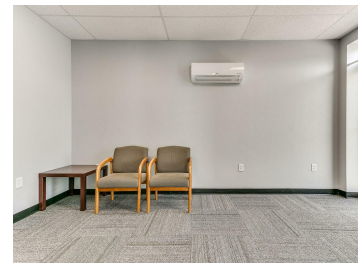
Main entry to foyer/lobby/reception area.



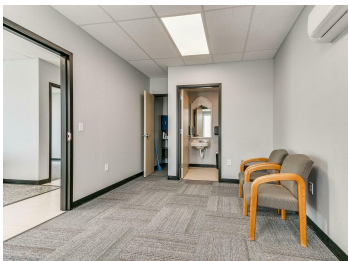
Open foyer for lobby/reception area. 12x14'



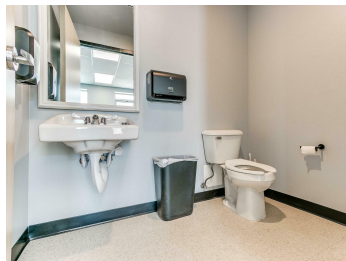
Open foyer for lobby/reception area. 12x14' plus 4x12 with hallway.



Private office with separate entry and bathroom. 10x15'



Private office with separate entry and bathroom. 10x15'



Full size bathroom inside private office. 5x7'



Private office behind lobby/reception area. 9x12'



Private office behind lobby/reception area. 9x12'

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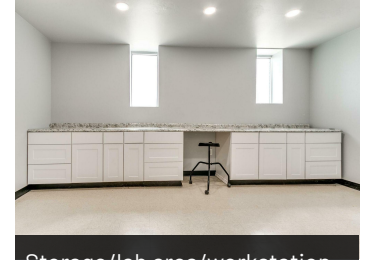
Open conference room or sitting area. 12x15'



Conference room # 2 with glassed in french doors. 12x16'



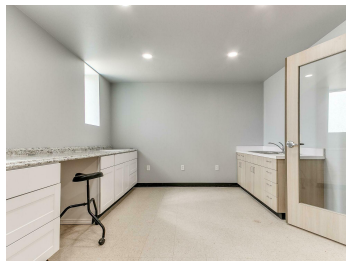
Hallway area to conference rooms and back storage area.



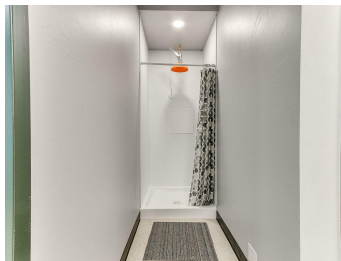
Storage/lab area/workstation 12x17 wall to wall. With cabinets 6-8' x17'



Storage/lab area/workstation with sink.



Storage/lab area/workstation with sink.



Shower



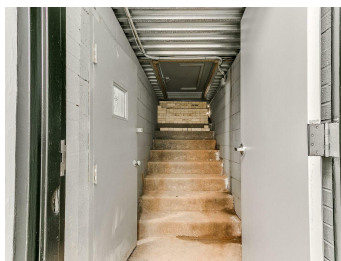
Full size bathroom 5x7



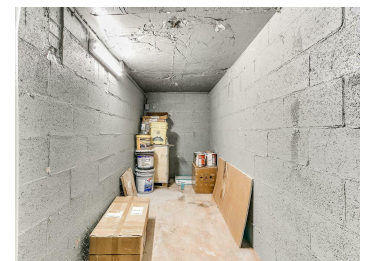
Break area with kitchenette.



Break area with kitchenette.



Storm shelter



Storm shelter

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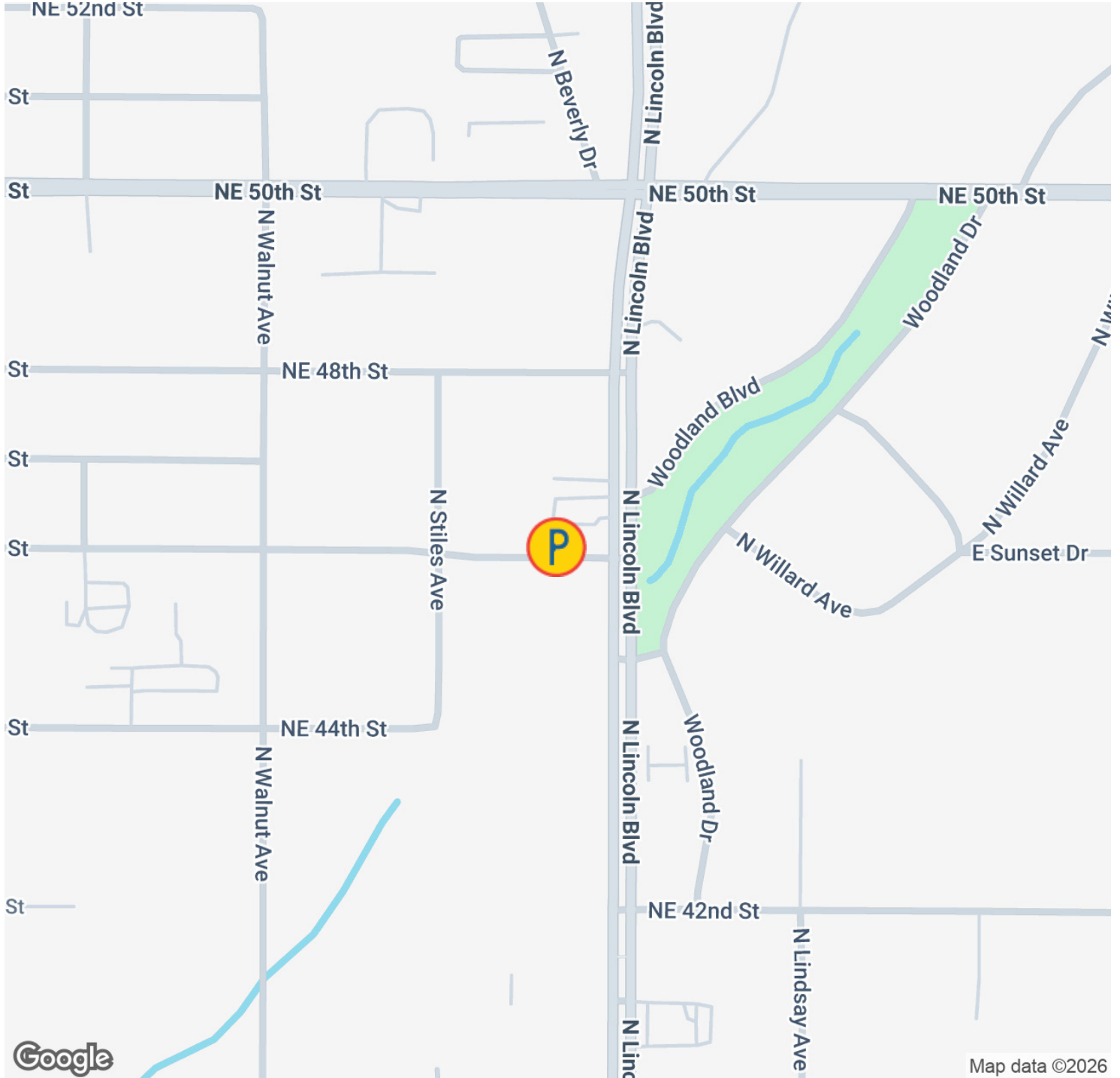
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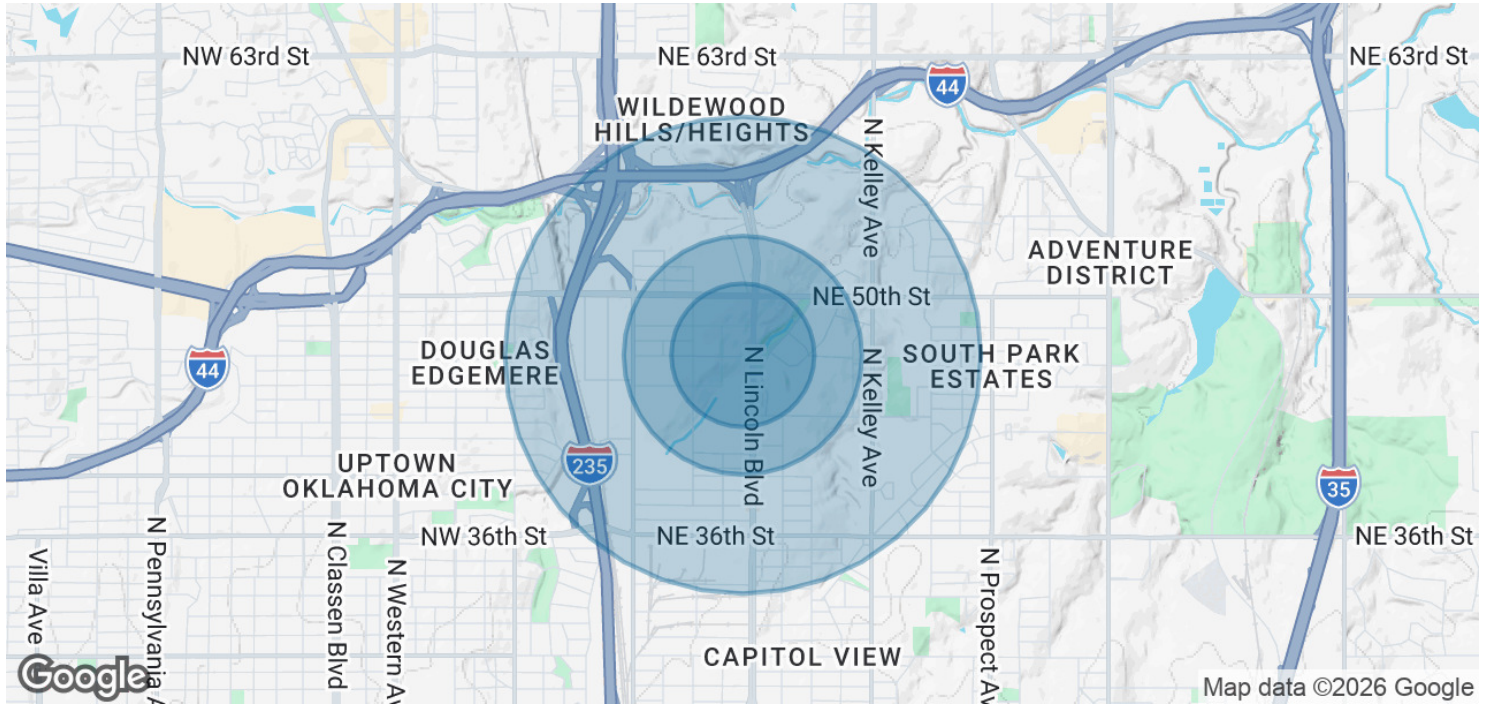
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	186	663	4,352
Average Age	43	40	40
Average Age (Male)	44	40	38
Average Age (Female)	42	39	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	83	279	1,927
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$58,835	\$61,572	\$66,462
Average House Value	\$326,703	\$301,068	\$263,008

Demographics data derived from AlphaMap

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