

## 3105 S. MERIDIAN

## OKLAHOMA CITY, OK 73179



### OFFERING SUMMARY

<b>Sale Price:</b>	\$5,500,000
<b>Lease Rate:</b>	\$18.50/SF/Year FSG
<b>Building Size:</b>	36,860 SF
<b>Year Built / Re</b>	2006 / 2010
<b>Parking Ratio:</b>	3.63:1,000
<b>Zoning:</b>	I-2
<b>Lot Size:</b>	2.68 Acres
<b>Distance from Will Rogers Airport</b>	2.0 miles
<b>Distance from I-40</b>	1.8 miles

### PROPERTY DESCRIPTION

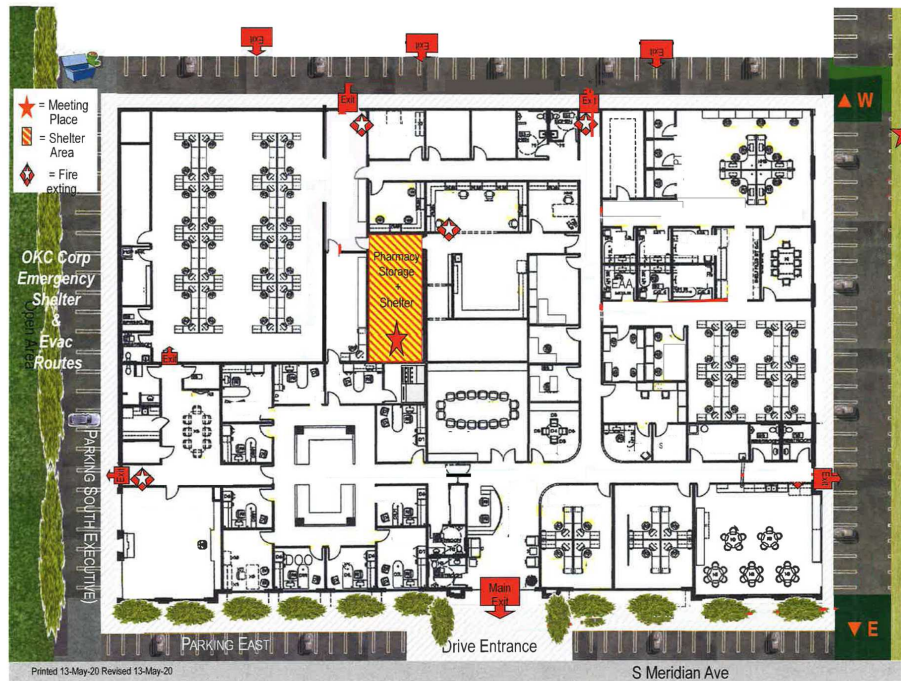
This impressive property offers a total of 36,860 square feet of premium office space, spread across two modern, single-story buildings situated on a generous 2.68-acre lot. The primary building, established in 2006, showcases an elegant brick veneer exterior with eye-catching concrete moldings that exude a professional and inviting ambiance. The secondary annex, built in 2010, supplements the available office space and includes a functional warehouse area with two overhead doors, making it adaptable for various business requirements. The property is available either completely vacant or with the option of a sale and leaseback arrangement, delivering flexibility for both investors and owner-occupiers. Located just 2 miles south of the bustling I-40 corridor, this property boasts exceptional connectivity and a prominent presence within Oklahoma City's thriving business community.

#### TRE DUPUY

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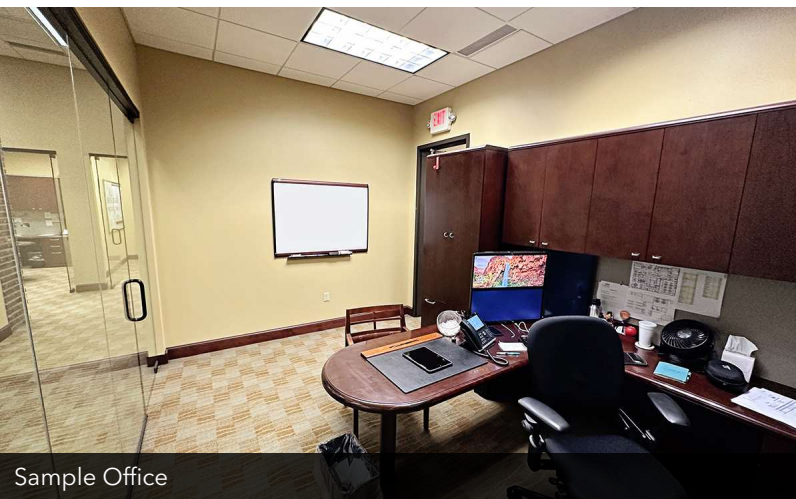
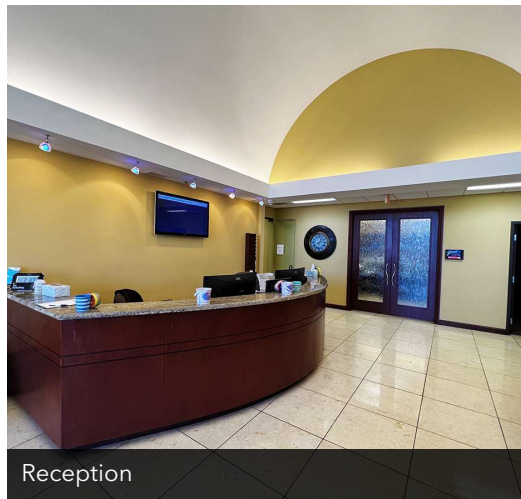
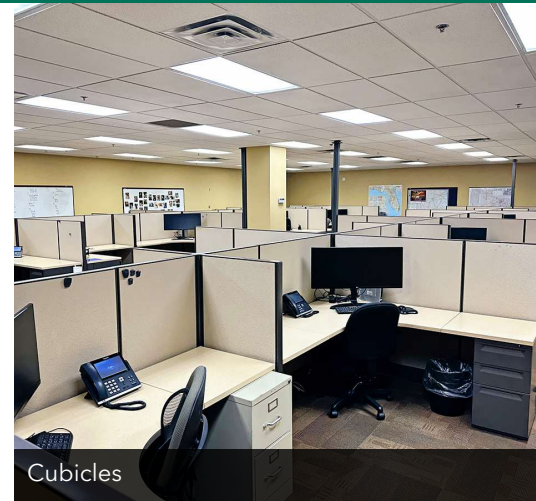
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