

FOR LEASE



5101 Gaillardia Corp Pl, Suite A-2
Oklahoma City, OK 73142

JohnsonCommercialGroup.com



Offering Summary

Building Size: 9,800 SF

Available SF: 4,943 SF

Min Divisible: 1,600 SF

Lease Rate: \$17.50/SF

NNN Rate: \$7.82/SF

Zoning: C-0

Year Built: 2009

Class: B

Property Overview

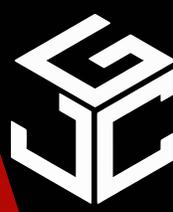
Located in the prestigious Gaillardia Corporate Office Park between N. Meridian Ave. and W. Memorial Rd, this Class B office building offers an exceptional combination of professional finishes, ample parking, and a prime NW Oklahoma City address. Suite A-2 offers 1,600 SF, and Suite C offers 3,343 SF. The suites can accommodate a wide range of business needs. Tenants will appreciate the property's proximity to Oklahoma City's premier medical community, including Mercy, Oklahoma Heart Hospital, Integris Cancer Institute, and the Oklahoma Proton Center, as well as nearby amenities such as Quail Springs Mall, Lifetime Fitness, Martin Nature Park, and Gaillardia Golf Club. This property presents an outstanding opportunity for businesses seeking a professional environment with both convenience and visibility.

Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR LEASE



Johnson Commercial Group

5101 Gaillardia Corp Pl, Suite A-2
Oklahoma City, OK 73142

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR LEASE



5101 Gaillardia Corp Pl, Suite A-2
Oklahoma City, OK 73142

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR LEASE



5101 Gaillardia Corp Pl, Suite A-2
Oklahoma City, OK 73142

JohnsonCommercialGroup.com

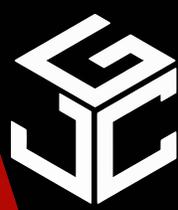


Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR LEASE

 **Johnson**
Commercial Group

5101 Gaillardia Corp Pl, Suite A-2
Oklahoma City, OK 73142

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR LEASE



5101 Gaillardia Corp Pl, Suite A-2
Oklahoma City, OK 73142

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



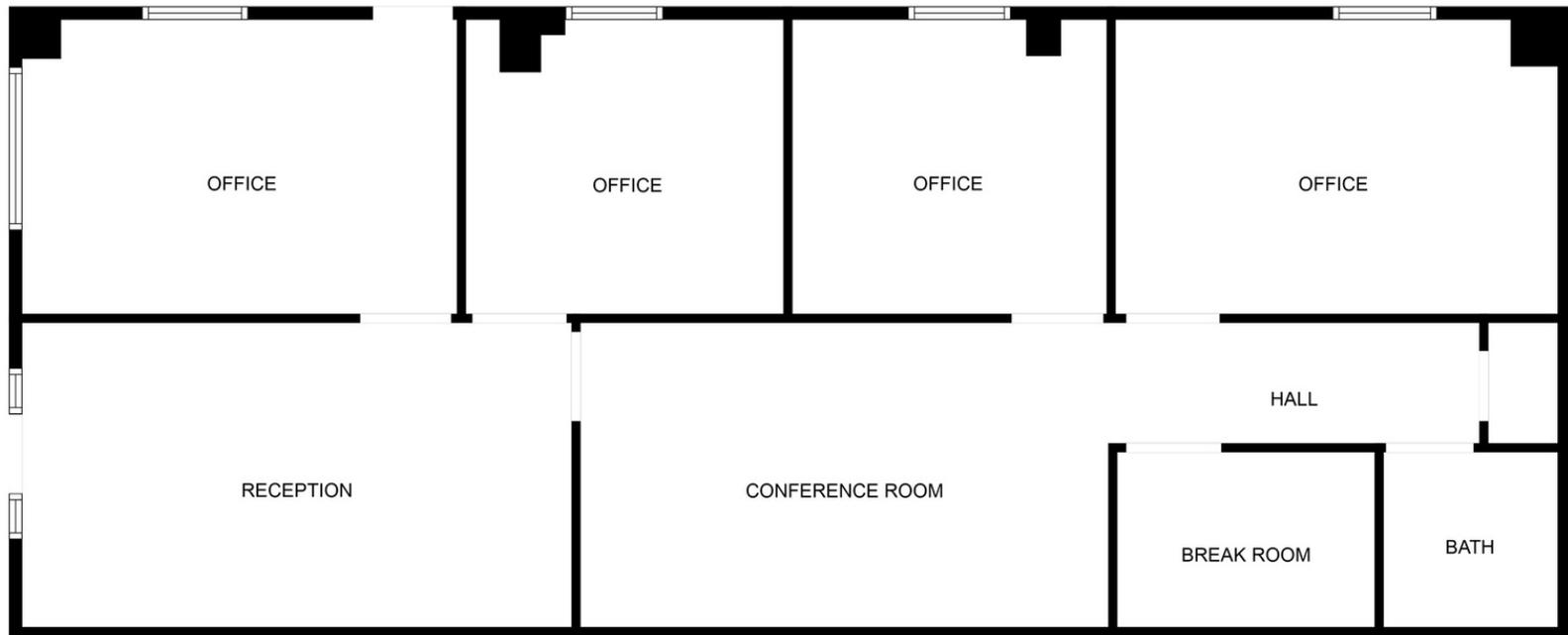
BRICK & BEAM
REALTY

FOR LEASE



5101 Gaillardia Corp Pl, Suite A-2
Oklahoma City, OK 73142

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



FOR LEASE

5101 Gaillardia Corp Pl, Suite C
Oklahoma City, OK 73142



JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



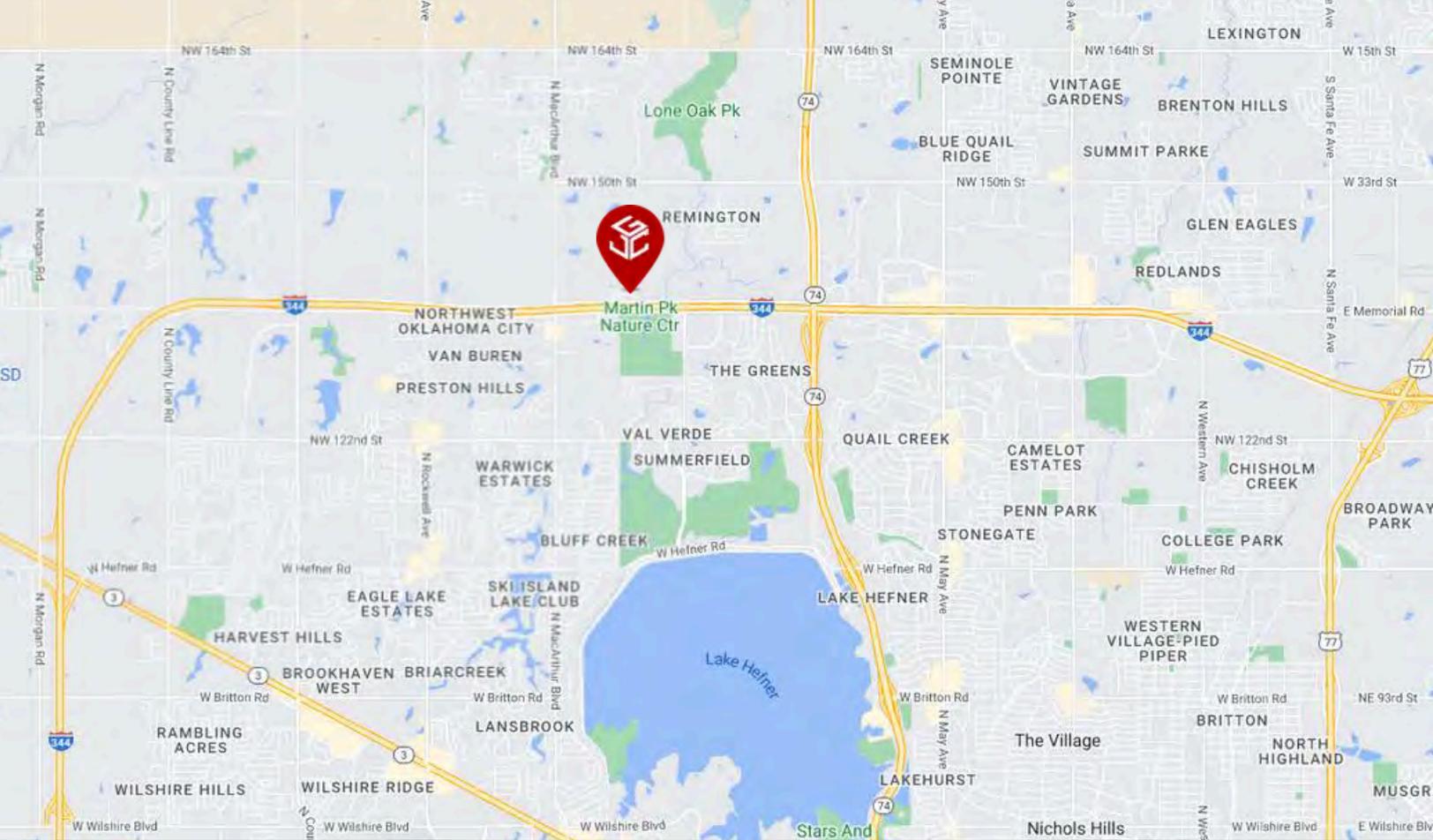
BRICK & BEAM
REALTY

FOR LEASE



5101 Gaillardia Corp Pl, Suite A-2
Oklahoma City, OK 73142

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572

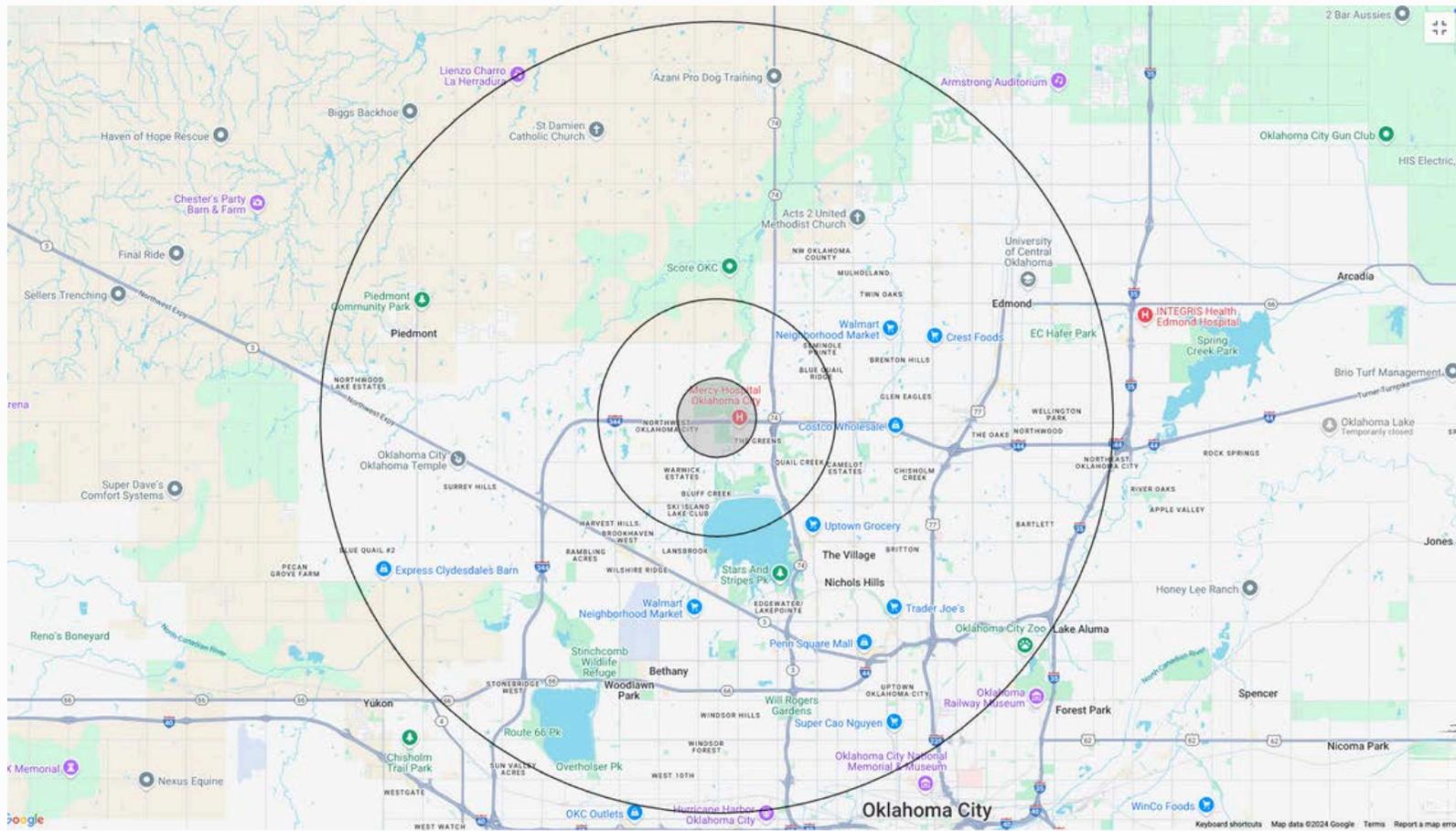


FOR LEASE



5101 Gaillardia Corp Pl, Suite A-2
Oklahoma City, OK 73142

JohnsonCommercialGroup.com



Demographics

1 MILE

3 MILE

10 MILE

Population	5,011	58,824	500,371
Median Age	43	38	36
Employment	12,008	32,654	244,637
Households	2,285	25,461	204,660
Ave. Household Income	\$125,900	\$107,755	\$88,991
Median Home Value	\$359,663	\$266,478	\$217,933

Traffic Count

Average Daily Volume

34,644 Vehicles

Chris Johnson
chris@jegok.com
405.435.3572



BRICK & BEAM
REALTY

FOR LEASE



5101 Gaillardia Corp Pl, Suite A-2
Oklahoma City, OK 73142

JohnsonCommercialGroup.com



Disclaimer

A real estate broker is not authorized to give legal or tax advice. No representation is made by Johnson Commercial Group, its agents or employees, as to the legal effect or tax consequences of the information contained herein or any transaction relating thereto. Although all information furnished regarding property sales or financing options are from sources deemed to be reliable, such information has not been verified and no express representation is made on, or is in any way implied as to the accuracy thereof and is subject to errors, omissions, change of price, or other conditions prior to sale or withdrawal without notice.

Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY