

# 8200 S. WALKER AVENUE OKLAHOMA CITY, OK 73139

Office Building For Sale or Lease

10,918 SF on 1.22 Acres MOL

Sales Price: \$1,800,000

6,379 SF For Lease

Lease Price: \$22.00/SF NNN



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405.840.0600  
NAIRED.COM

MATTHEW PIERCE  
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MATT@NAIRED.COM

CADE FLESNER  
760.889.2305  
CADE@NAIRED.COM



## PROPERTY HIGHLIGHTS

- Built in 2018
- 6,379 SF of Shell Space
- Established Physical Therapy Tenant (2,085 SF)
- Great Lobby
- Ample Parking

## LOCATION HIGHLIGHTS

- Just 10 Minutes South of Downtown Oklahoma City
- Close Proximity and Easy Access to I-240 and I-35
- Located in a Premier Medical Office Complex

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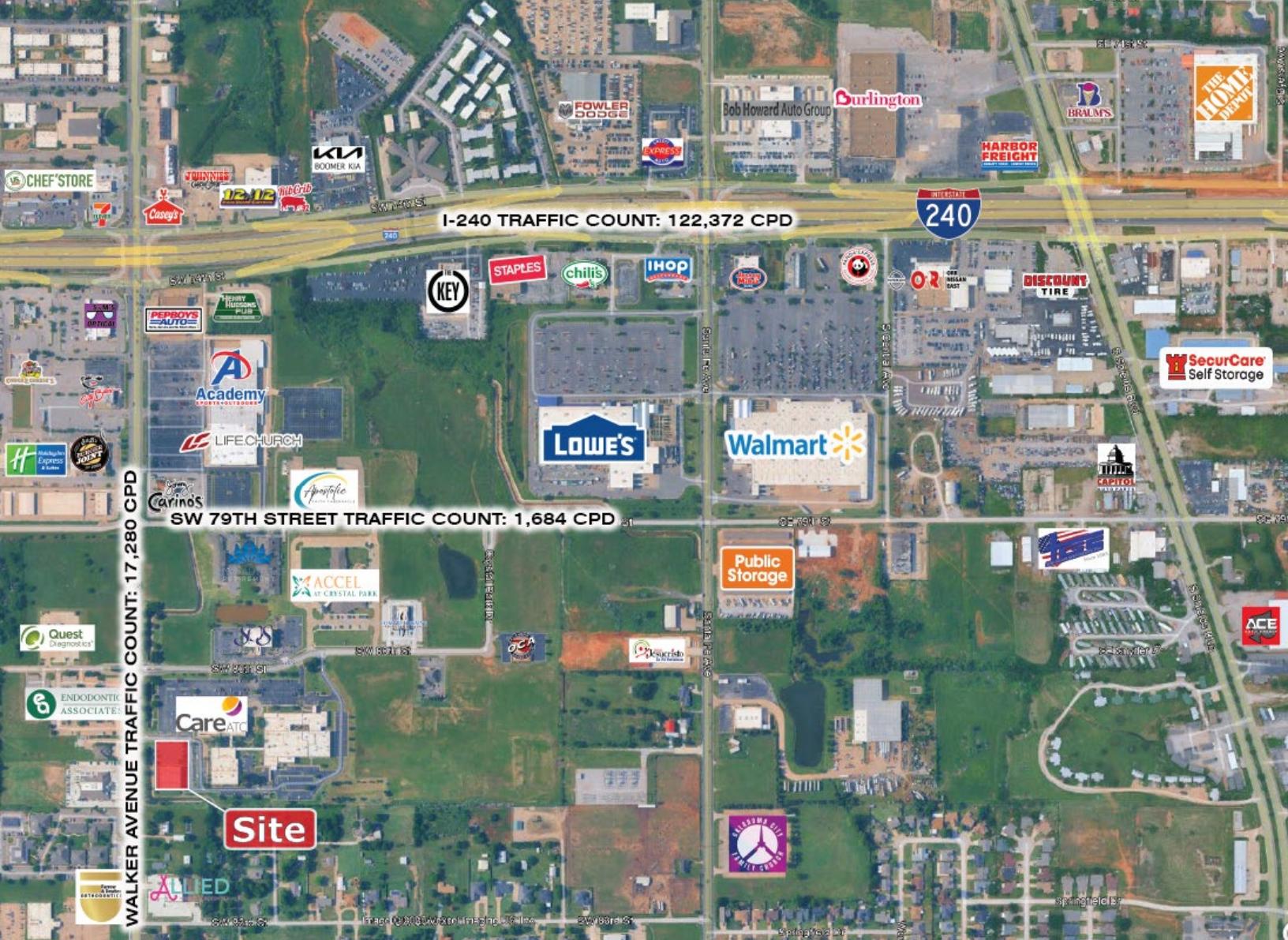


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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	9,526	103,881	230,432
AVERAGE HOUSEHOLD INCOME	\$59,106	\$61,259	\$65,609
TOTAL HOUSEHOLDS	4,320	39,787	84,675

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