

## 301 NW 36TH STREET

301 NORTHWEST 36TH STREET OKLAHOMA CITY, OK 73118



### PROPERTY DESCRIPTION

This mid-century building is designed as a single tenant building with 13 large offices and two work areas for mailing and print work.

The building features a very nice conference room located behind the reception area in the center of the building. A large lawn with room for an outdoor entertainment/activity area surrounds the building. An additional amenity is a creek running north along the east and north sides of the building giving it separation from the residential areas being developed along the surrounding streams and greenbelt.

### PROPERTY HIGHLIGHTS

- 13 offices, some connecting
- Reception area
- Large centrally located conference room
- Work area/mail room
- Men's and Women's restrooms
- Kitchen
- 1.90 acres of land (survey available)

### OFFERING SUMMARY

<b>Sale Price:</b>	\$1,375,000
<b>Lot Size:</b>	1.90 Acres
<b>Building Size:</b>	6,974 SF

### TRAFFIC COUNTS

NW 36th	East	16,264
NW 36th	West	14,012
I-235	North/South	92,100

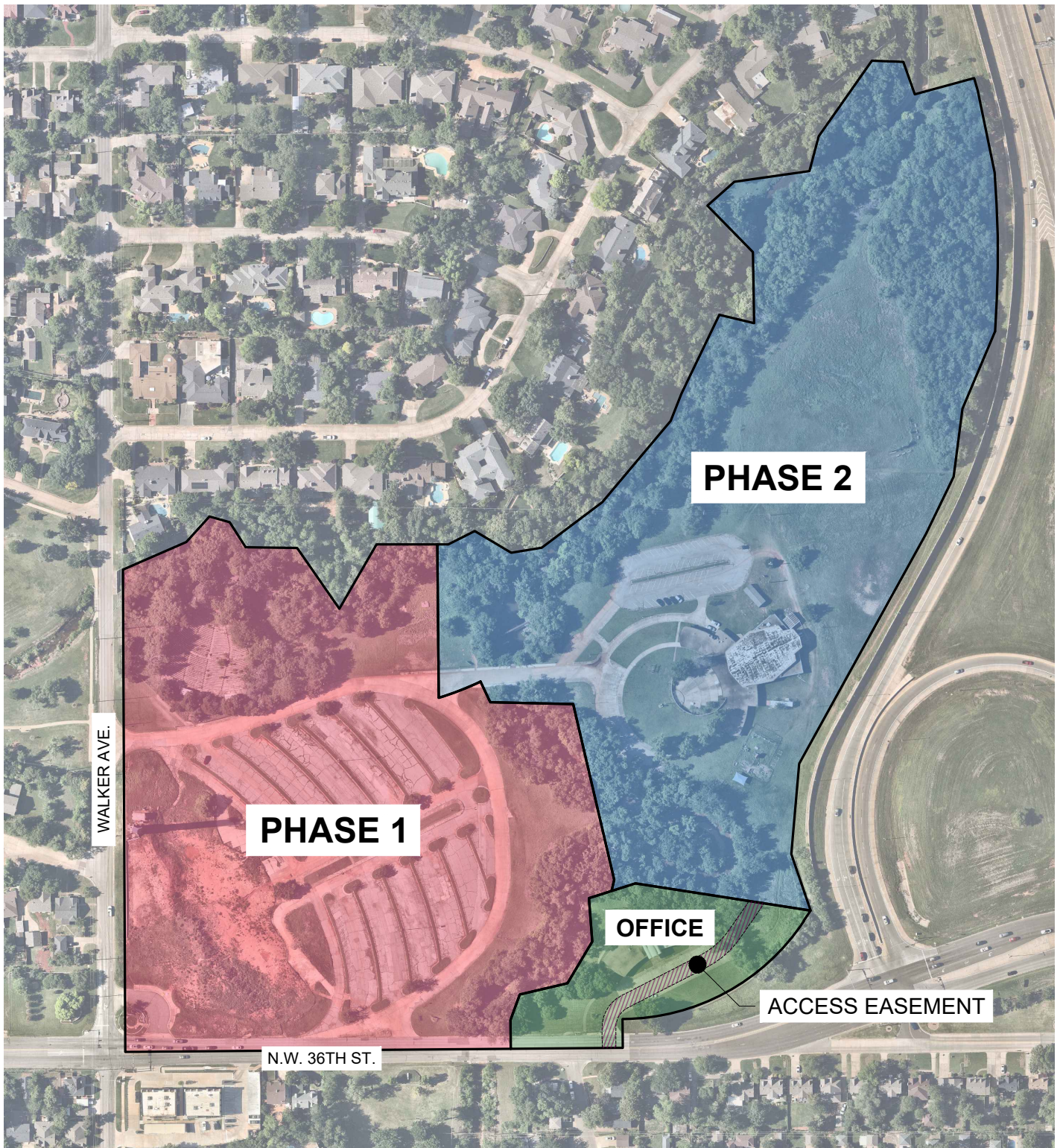
- The building has 25 tons of new air conditioning.

**CORDELL C. BROWN, CCIM, CIPS**

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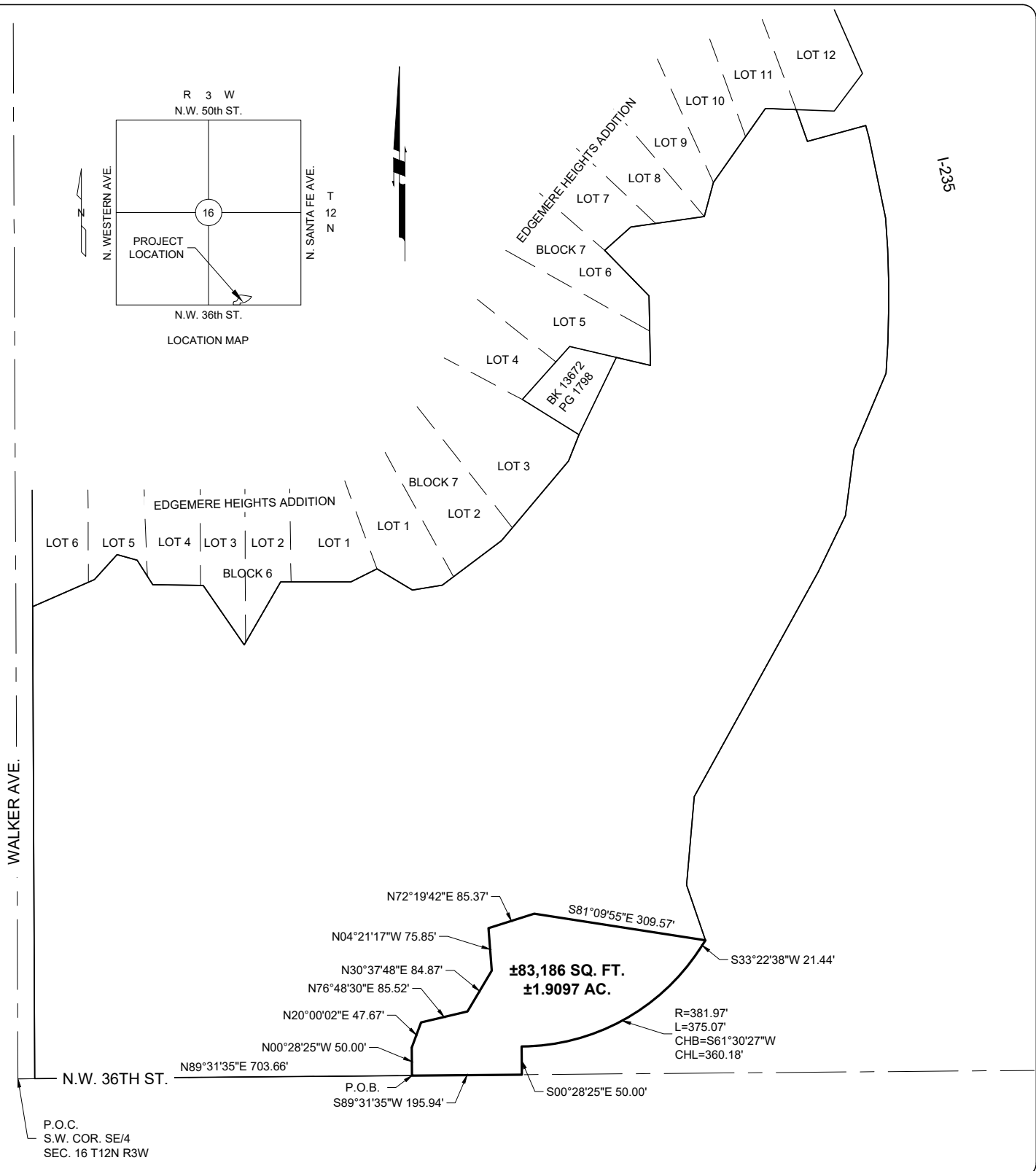
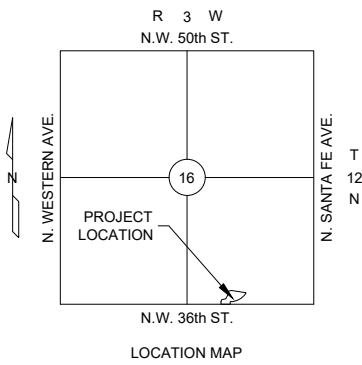
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**LEXFORD**  
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA  
**EXHIBIT**



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**LEXFORD PARK**  
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA  
**COMMERCIAL TRACT EXHIBIT**

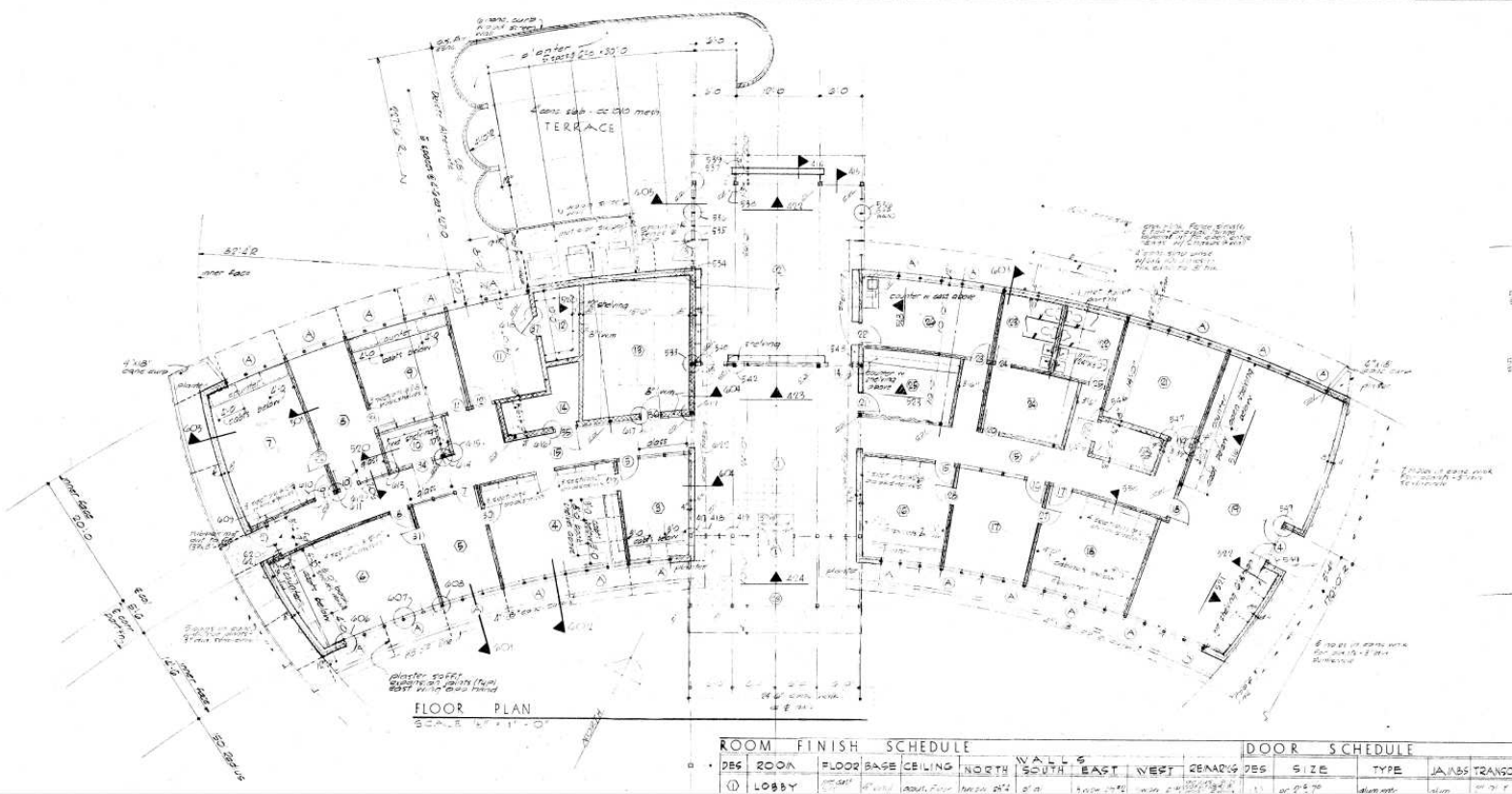
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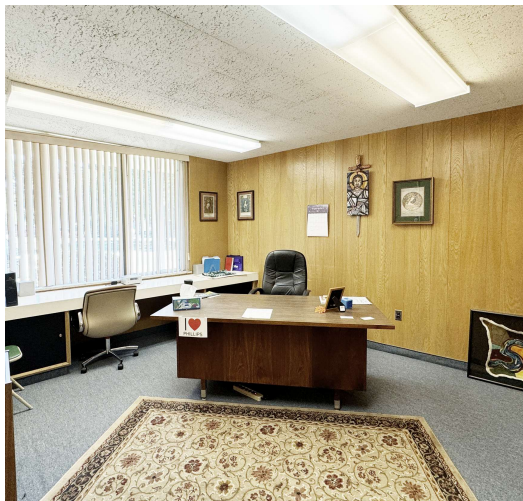
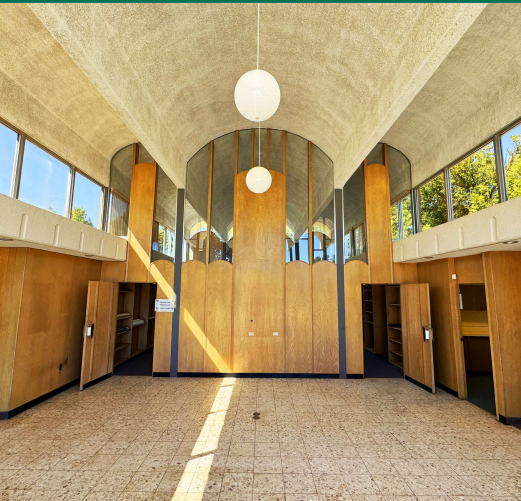
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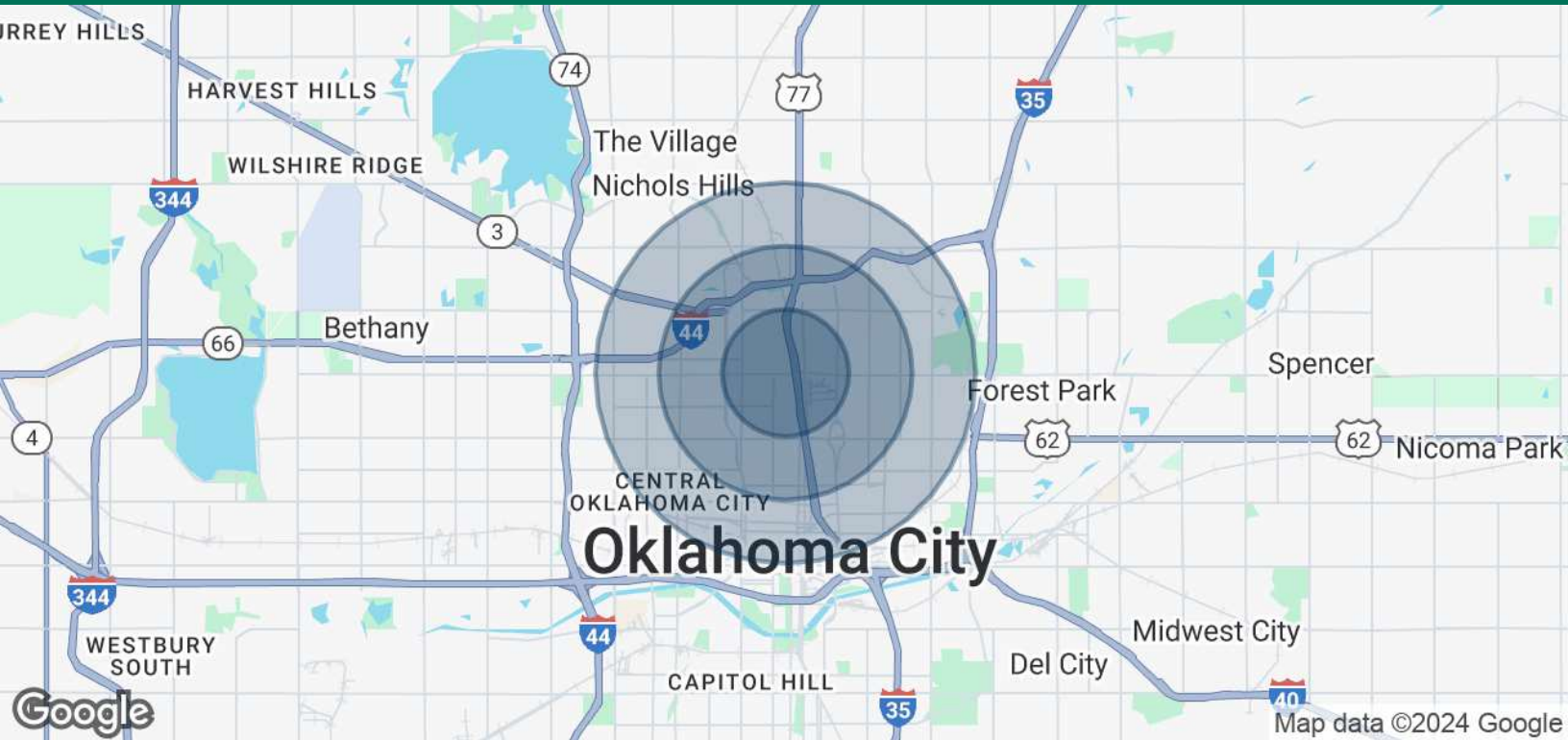
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## 301 NW 36TH STREET

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	8,219	36,747	80,261
Average Age	39	38	39
Average Age (Male)	39	38	38
Average Age (Female)	39	39	40
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,192	17,571	37,367
# of Persons per HH	2	2.1	2.1
Average HH Income	\$94,515	\$80,388	\$79,505
Average House Value	\$350,829	\$305,125	\$307,190

Demographics data derived from AlphaMap

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