

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	5,431 SF
Available SF:	1,250 SF
Lot Size:	31,799 SF
Year Built:	2016
Market:	OKC
Submarket:	South OKC

PROPERTY OVERVIEW

Introducing a great leasing opportunity at 14800 S. Western in South Oklahoma City. This space is being delivered with open floor plan, allowing for complete flexibility of design and layout. There is great visibility, plenty of parking, rooftops and traffic at this property. The property sets up well for healthcare or business professionals seeking like new construction for their business in a great area.

Property Highlights

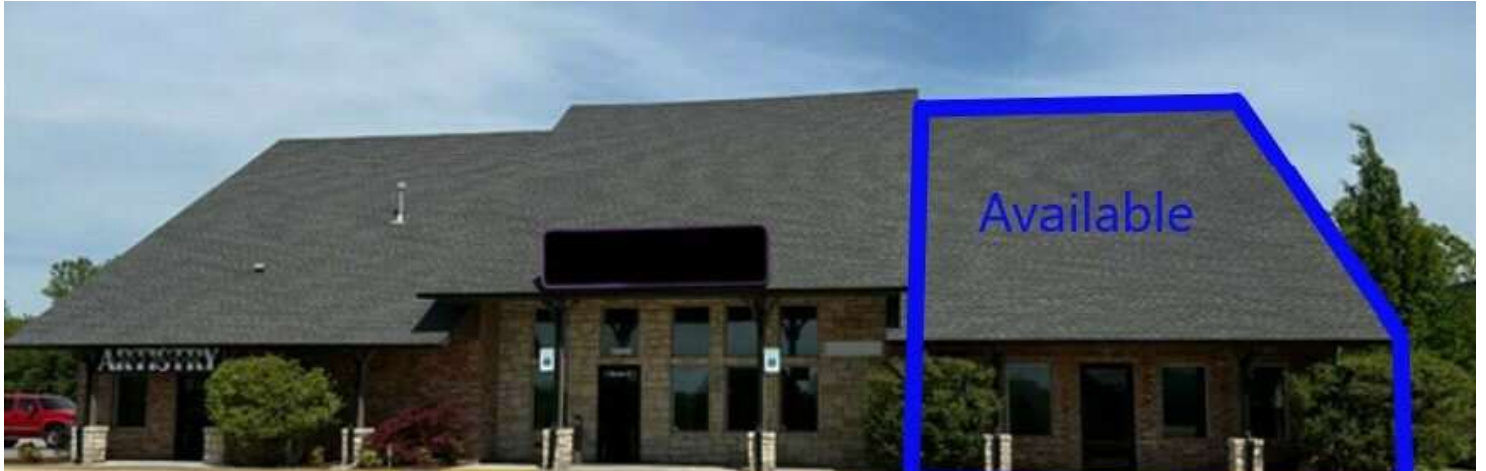
- Great visibility
- Rapidly growing area
- Ample parking
- Flexible floor plan

CHASE ANDERSON
405.570.3606
chase@creekcre.com

CORRY MAZZA
405.845.5101
corry@creekcre.com

14800 S. WESTERN AVENUE
14800 S. WESTERN AVENUE | OKLAHOMA CITY, OK 73170

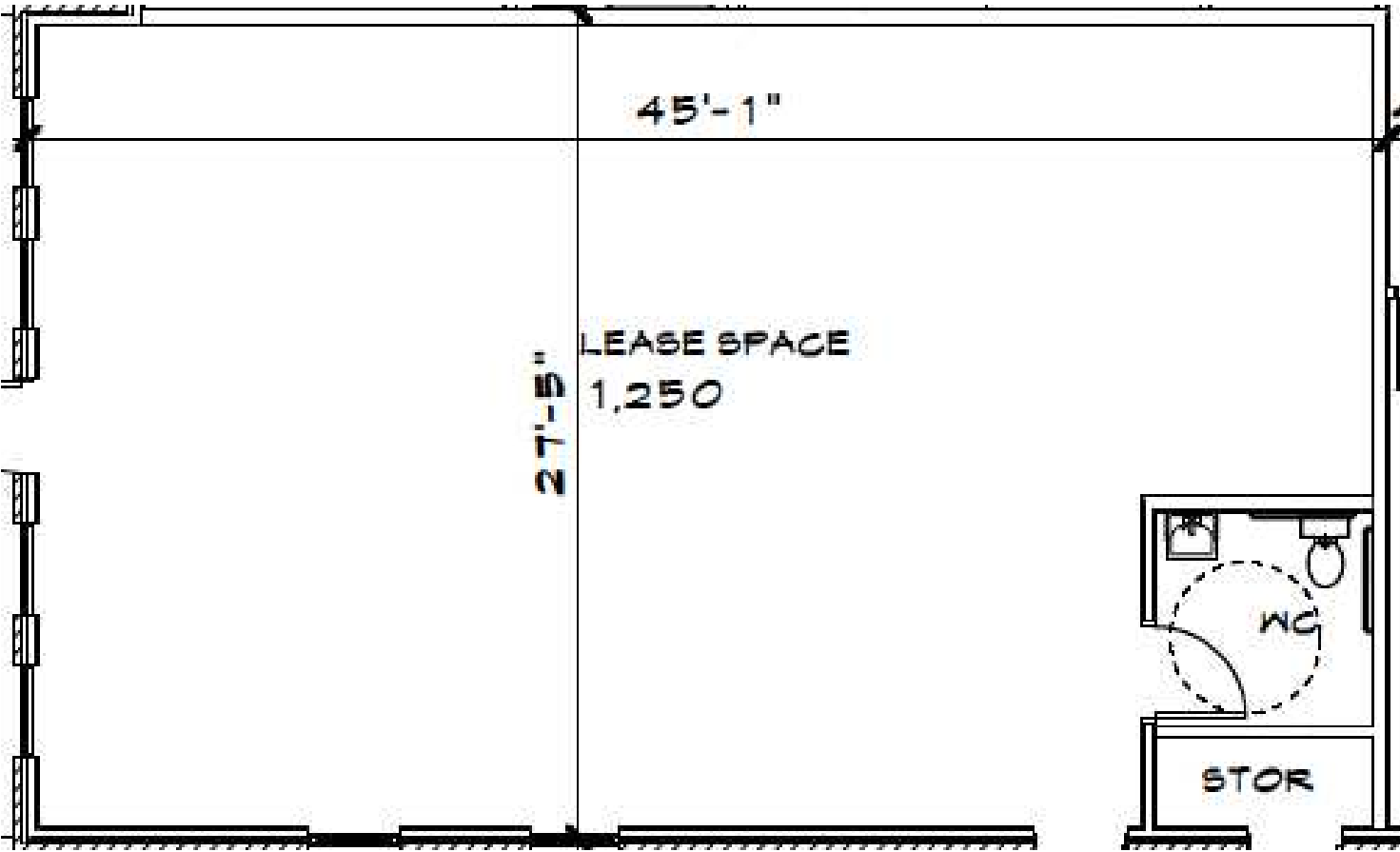
ADDITIONAL PHOTOS



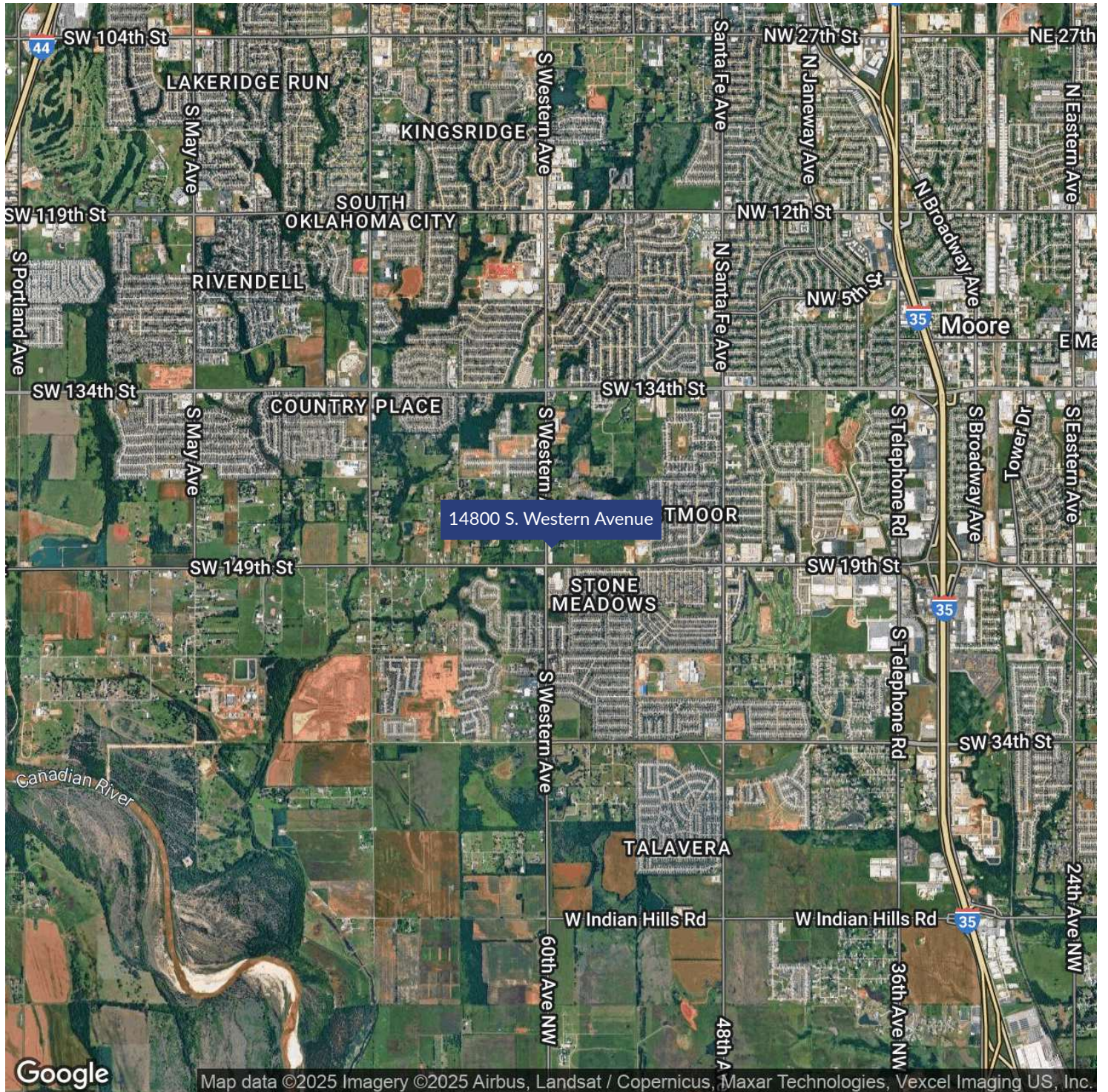
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FLOOR PLANS



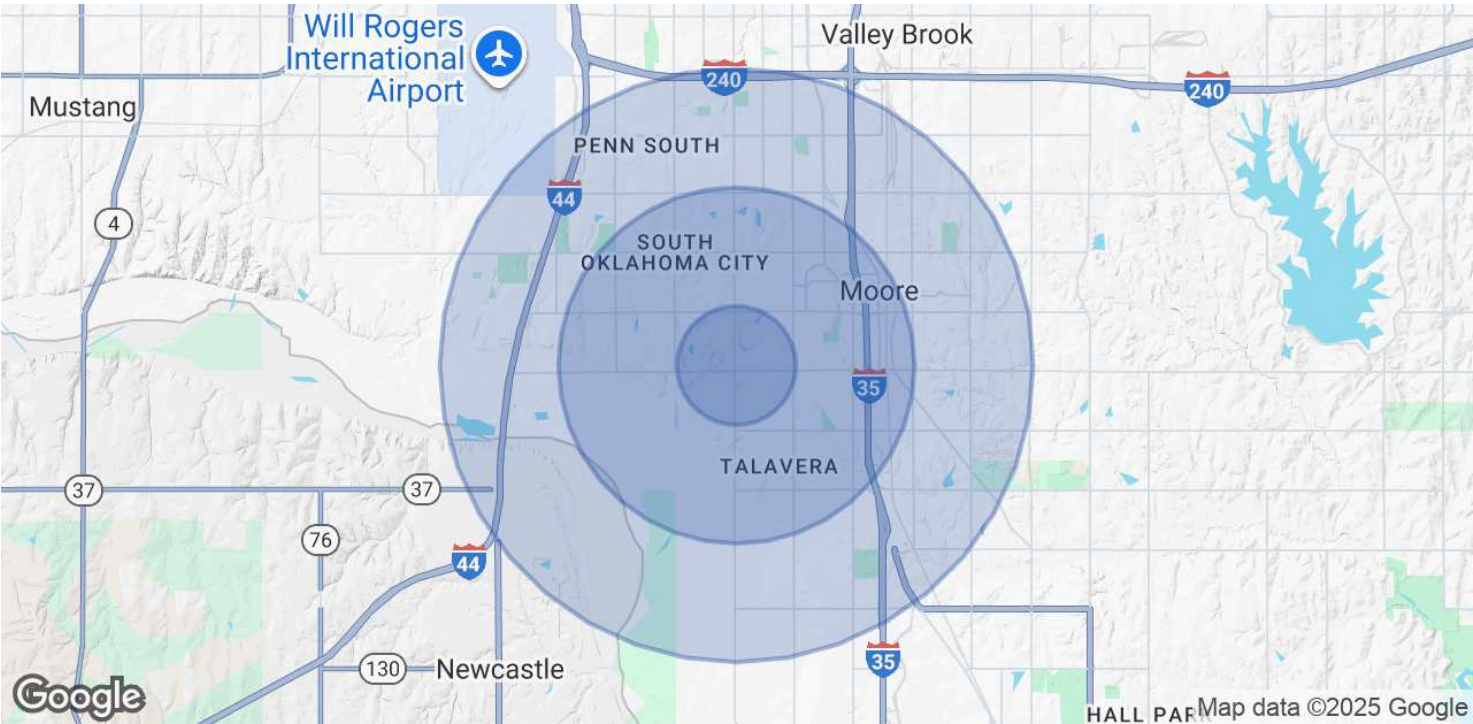
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,706	66,916	143,382
Average Age	37	39	38
Average Age (Male)	35	38	37
Average Age (Female)	38	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,585	25,592	54,929
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$90,796	\$94,958	\$91,539
Average House Value	\$233,546	\$257,752	\$246,173

Demographics data derived from AlphaMap