

FOR LEASE



Johnson Commercial Group

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

JohnsonCommercialGroup.com



Offering Summary Property Overview

Building Size: 9,800 SF

Available SF: 8,207 SF

Min Divisible: 1,600 SF

Lease Rate: \$17.50/SF

NNN Rate: \$7.65/SF

Zoning: C-0

Year Built: 2009

Class: B

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, Suite B offers 3,264 SF, and Suite C offers 3,343 SF. The suites may be leased individually or combined to create up to 8,207 square feet of contiguous space, accommodating 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
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405.435.3572



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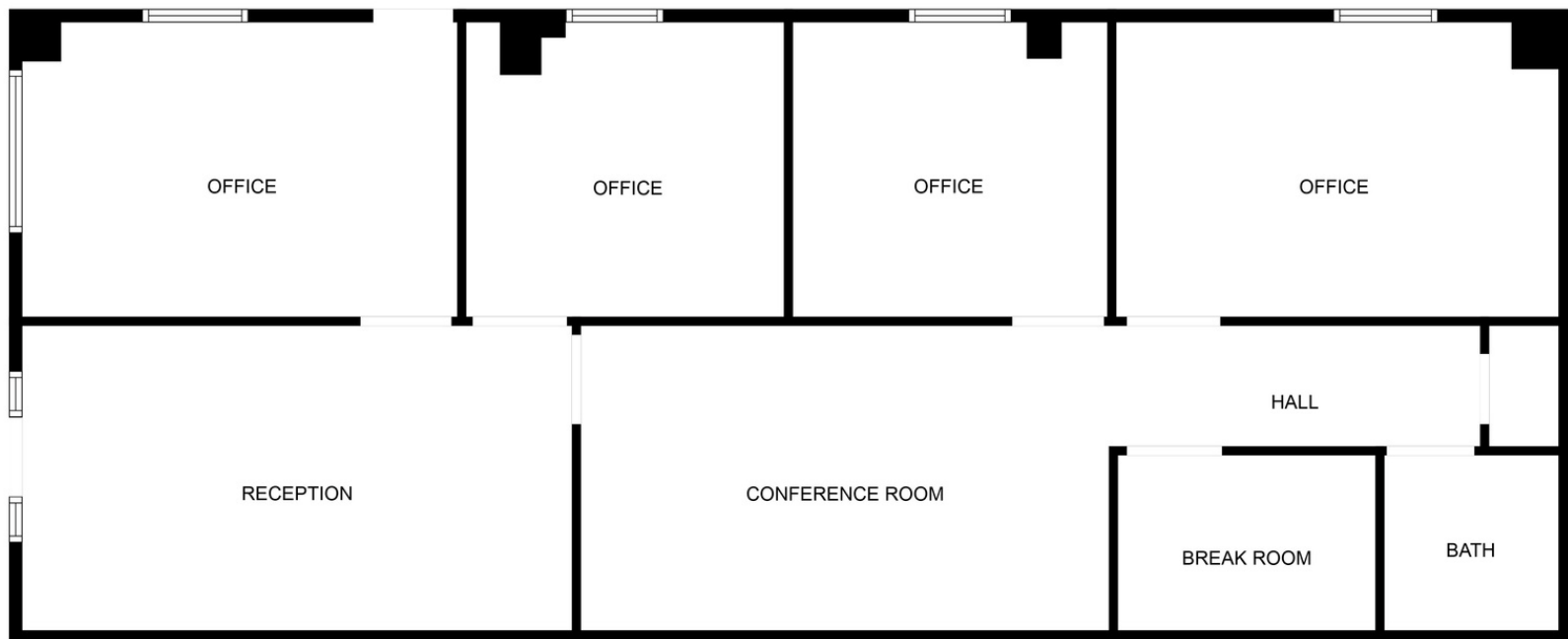
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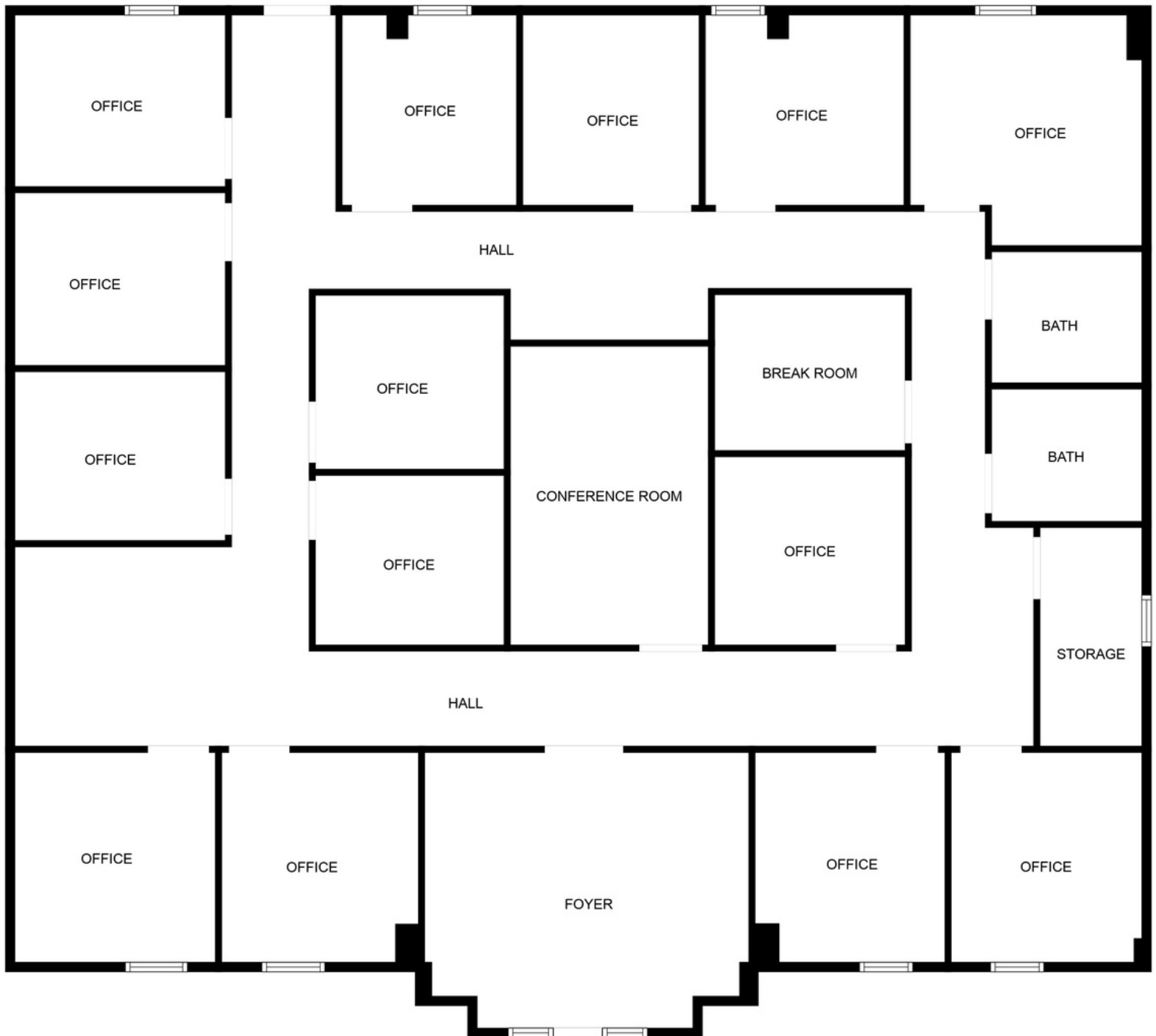
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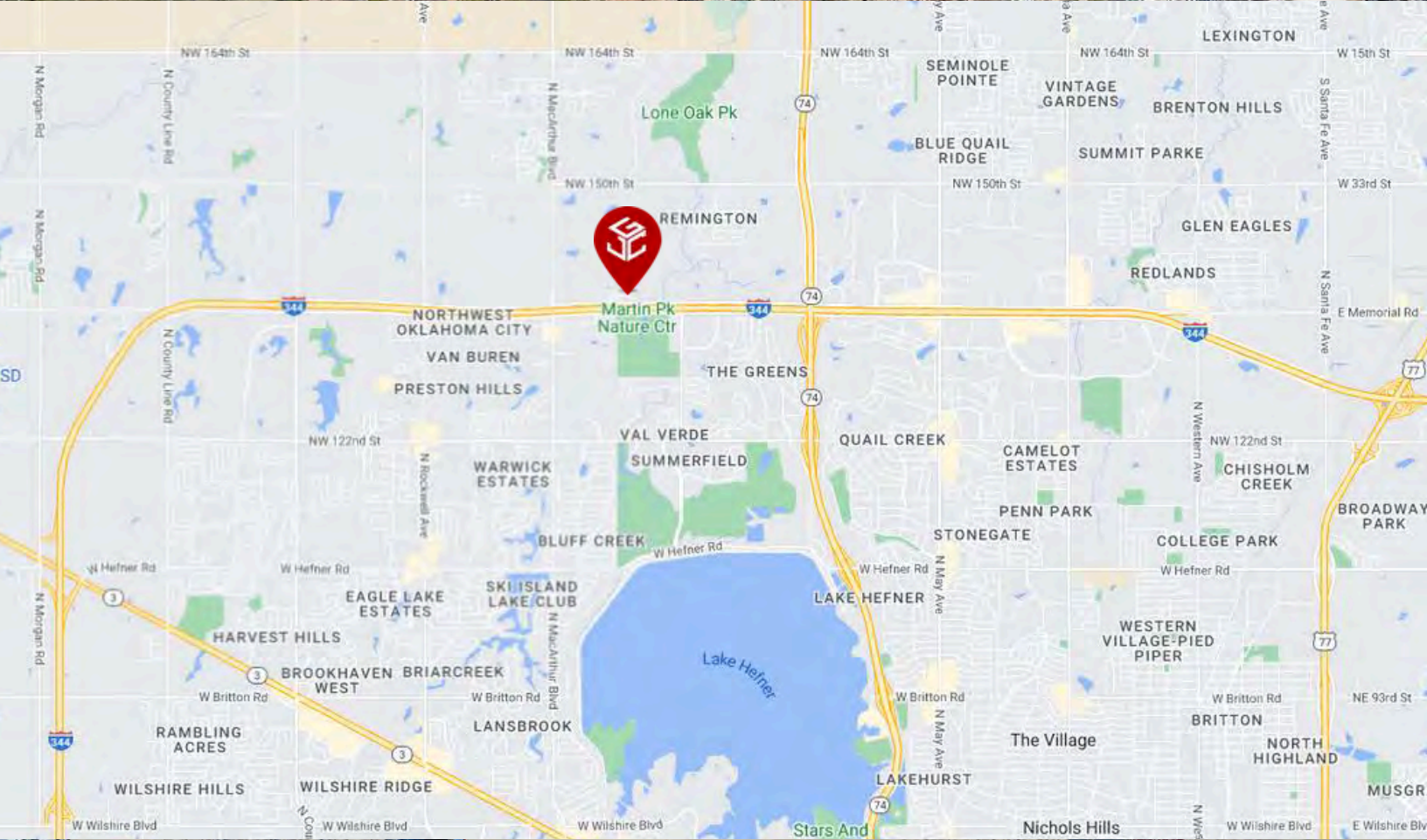
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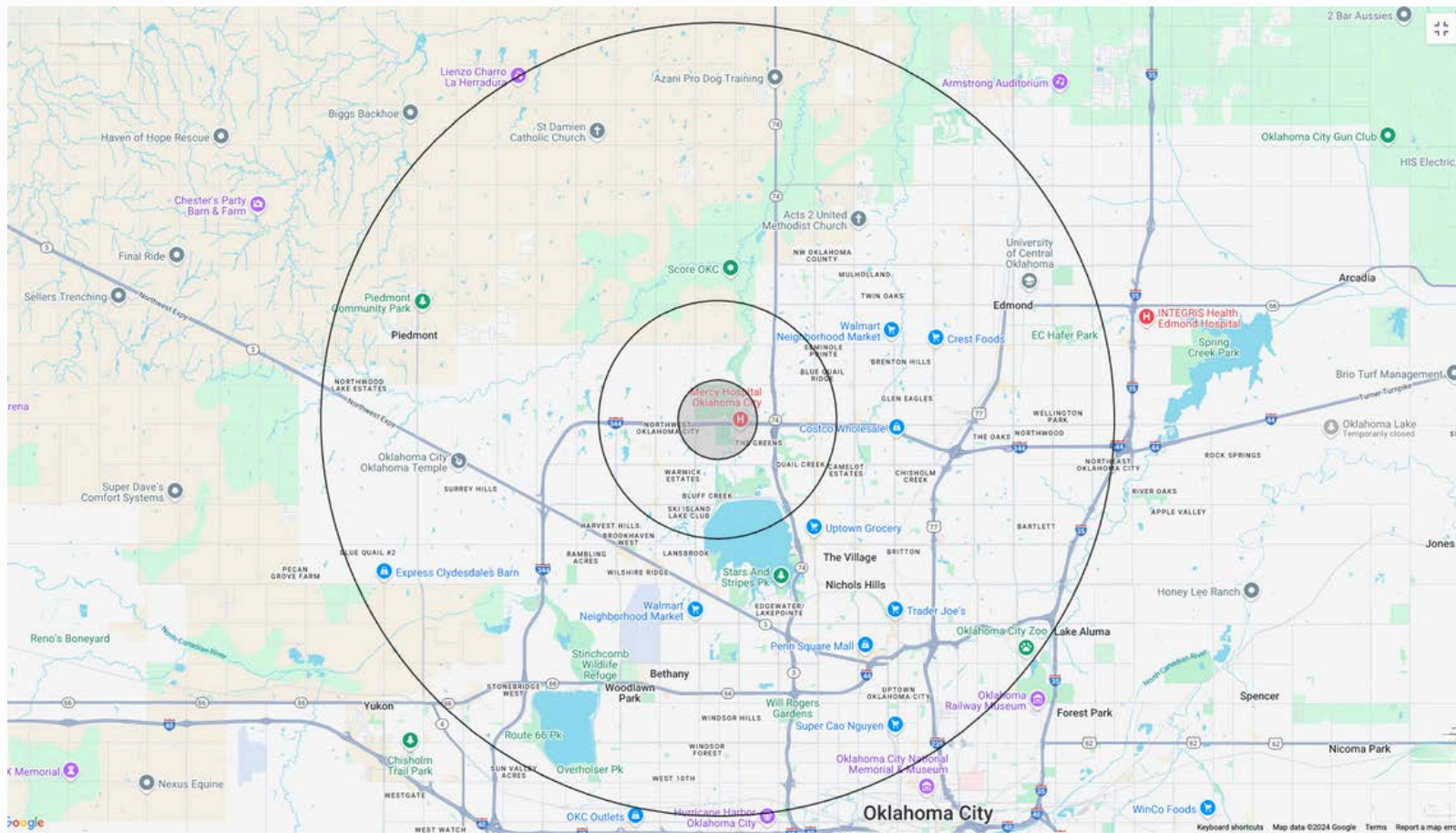
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Demographics	1 MILE	3 MILE	10 MILE
Population	5,011	58,824	500,371
Median Age	43	38	36
Employment	12,008	32,654	244,637
Households	2,285	25,461	204,660
Ave. Household Income	\$125,900	\$107,755	\$88,991
Median Home Value	\$359,663	\$266,478	\$217,933

Traffic Count

Average Daily Volume

34,644 Vehicles

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