

EXECUTIVE SUMMARY

1517 SOUTHEAST 44TH STREET

Oklahoma City, OK 73129



OFFERING SUMMARY

Sale Price:	\$850,000
Building Size:	14,000 SF
Lot Size:	1.08 Acres
Clear Height:	12' - 14'
Zoning:	I-2

LOCATION OVERVIEW

Conveniently located directly off Southeast 44th Street less than a quarter mile from Interstate 35

PROPERTY HIGHLIGHTS

- Red iron design enables flexible customization to accommodate the specific needs of any business
- High visibility provided from proximity to Interstate 35
- Spacious lot offers abundant parking for employees and visitors
- Strategically located in the heart of Oklahoma City
- 160 feet of prime frontage along Southeast 44th Street
- Easy access and proximity to key amenities and transportation links
- Well-maintained and recently updated



Adept Commercial Real Estate, LLC
1 NE 2nd Street, Suite 101
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Andrew Hwang, Esq
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ADDITIONAL PHOTOS

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ANDREW HWANG, ESQ

Co-Founder & Partner

andrew@adeptcre.com

Direct: **734.223.6284**

OK #170740

PROFESSIONAL BACKGROUND

Andrew Hwang is a real estate professional with over sixteen years of experience in commercial real estate investments, brokerage, and development. As the Co-Founder and Managing Partner for Adept Commercial Real Estate, which owns and manages a real estate portfolio consisting of industrial, retail, and office, Andrew oversees all acquisitions, marketing/leasing, and serves as the managing broker. In addition, he is an Of Counsel Real Estate Attorney with Riggs, Abney, Neal, Turpen, Orbison & Lewis.

Andrew is a member of Frontline Church, serves on the school board for Westminster School, enjoys playing golf at Twin Hills Golf & Country Club, and is recreational marathon runner. He is married to his wife, Sophia, and together, they have four young children (AJ, Zeke, Auggie, and Lia).

EDUCATION

University of Michigan-Ann Arbor - BA Economics

University of Oklahoma College of Law - Juris Doctor

MEMBERSHIPS

Oklahoma Bar Association | Urban Land Institute | Commercial Real Estate Council | Leadership OKC Class XXXVI - Alumni | University of Michigan-OKC Alumni Association - President | University of Michigan-OKC Scholarship Endowment - Trustee | Frontline Church - Finance Council | Westminster School - Trustee

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**CODY BEAT**

Advisor

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Direct: 405.831.0059

PROFESSIONAL BACKGROUND

Upon graduating from college, Cody Beat embarked on his professional journey in the Oklahoma City real estate sector. He initially served as an Environmental Health & Safety Specialist at a prominent commercial real estate firm in the city. Drawing upon his knowledge of the commercial property management sector, he later transitioned to the brokerage realm. With his meticulous attention to detail and profound understanding of marketing, specializes in promoting commercial properties across a diverse array of traditional and digital channels. His primary focus lies in delivering exceptional representation for landlords and sellers. Notable clients in Cody's portfolio of clients include Heartland Development, London Investments, and Overland Charters.

Cody is married to his wife, Jessica, and they are blessed with a daughter named Adalyn, as well as two canine companions, Moose and Rocky. Both enthusiasts of golf, they are proud members of the Greens Golf & Country Club. In his leisure time, Cody delights in the outdoors, fitness activities, and the art of woodworking.

Career Highlights:

12701 N Santa Fe Avenue - \$43,000,000 | 3000 N Hemlock Circle - \$16,090,000 | 5500 SE 59th Street - \$5,100,000 | 6205 S Sooner Road - \$3,275,000 | NW 63rd & Council 90 Acres - \$3,150,000 | 6209 & 6417 S Sooner Road - \$2,900,000 | 4820 SW 20th Street - \$2,350,000 | 3000 N Hemlock Circle - 193,000 SF | 10500 W Reno - 84,000 SF | 16 S Penn Ave - 50,000 SF | 120 N Vermont - 48,500 SF | 306 N Meridian Ave - 25,000 SF

EDUCATION

University of Central Oklahoma - Bachelor of Science in Industrial Safety and Marketing

MEMBERSHIPS

Commercial Real Estate Council

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