



**1331W Memorial Road, Oklahoma City 73114 - FOR SALE**

**73114**



**Chad Khoury**  
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# 1331 W Memorial Road



## Property Description – Love's Corporate Annex

1331 W. Memorial Road | Oklahoma City, Oklahoma 73114

The Love's Corporate Annex is a premier, 100% leased corporate office asset totaling 96,520 square feet, fully occupied by Love's Country Stores. Strategically located in the Memorial Road corridor of Oklahoma City, this institutional-quality office building serves as an integral extension of the company's national headquarters operations.

The property is exclusively dedicated to Love's corporate functions, providing mission-critical office space that supports one of the nation's leading travel stop and convenience store operators. The building's full occupancy by a single, nationally recognized corporate tenant offers investors a stable, cohesive tenancy profile with no vacancy exposure.

Positioned in a highly accessible submarket with strong surrounding retail, dining, and commercial amenities, the Love's Corporate Annex benefits from excellent connectivity to major transportation routes and proximity to executive housing communities. The asset represents a rare opportunity to acquire a fully stabilized corporate office investment backed by a creditworthy tenant occupying the entire rentable square footage.

With 100% of the 96,520 SF leased to and operated by Love's corporate operations, this offering provides secure income characteristics, operational significance to the tenant, and long-term strategic value within Oklahoma City's premier office corridor.

## OFFERING SUMMARY

Price:	\$10,895,000		
Cap Rate:	8.9%		
Land Size:	8.462 Acres		
Building Size:	96,250 SF		
Lease Type:	NNN		
	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households:	3,082	34,043	75,232
Total Population:	6,955	77,824	180,134
Average HH Income	\$58,974	\$59,593	\$70,249



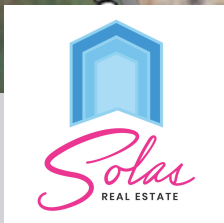
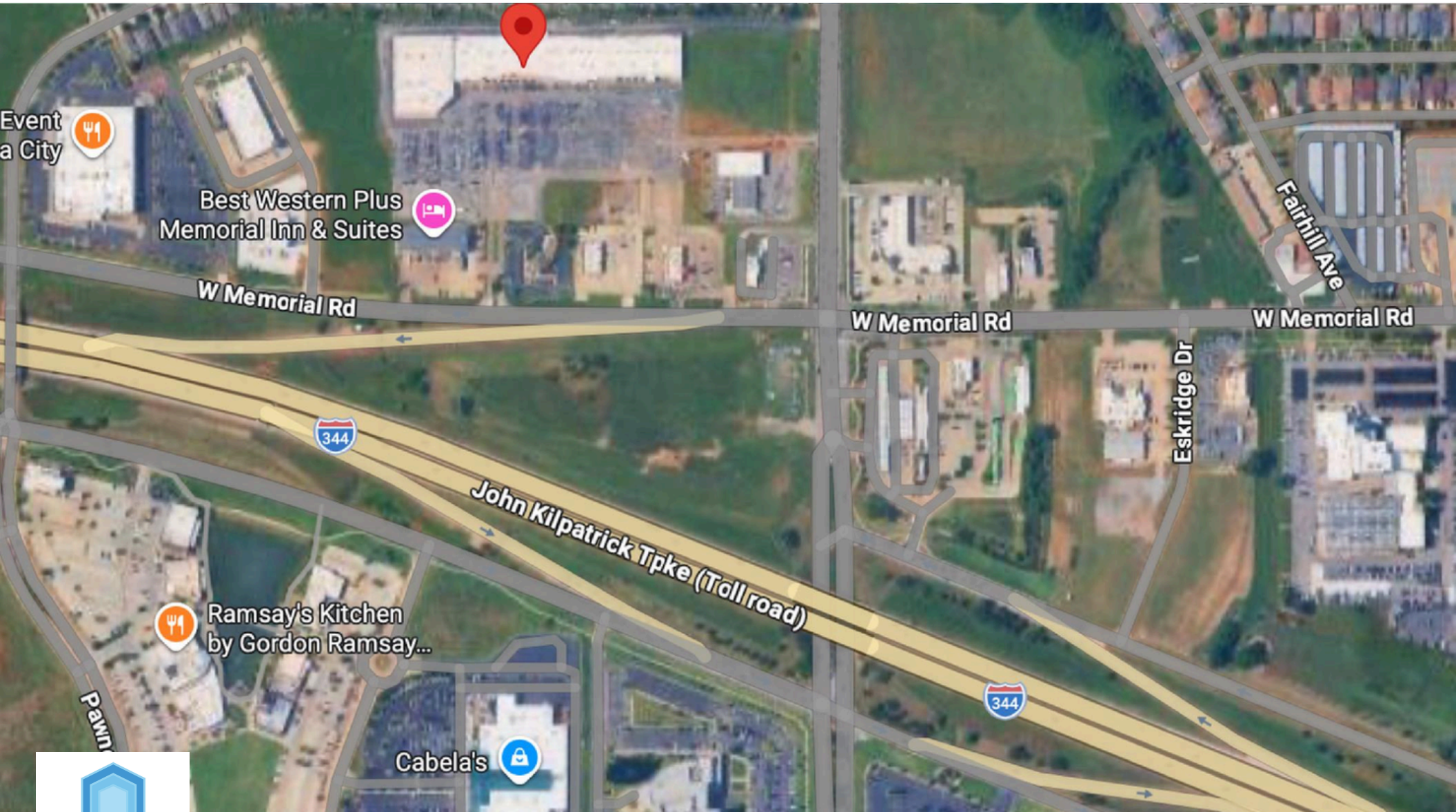
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# 1 331 W Memorial Road

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## LEASE INFORMATION

Lease Type:	NNN	Current Term:	March 2030
Total Space:	96,520 SF	Renewal Option:	Two Five Year



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