

FOR SALE

2124 Shadowlake Drive, Building O

Oklahoma City, Oklahoma 73159 | Professional Office

SALE PRICE

\$499,000

\$122 / SF | 4,083 SF

4,083 SF

BUILDING SIZE

\$122 / SF

PRICE PER SF

1985

YEAR BUILT

O-2

ZONING



PROPERTY DESCRIPTION

Fully equipped, versatile professional office building at the corner of Shadowlake Drive and South Pennsylvania, with easy access to I-35, I-44, and I-240.

The 4,083 SF building (including an upstairs level) features a whole-office natural gas generator, an above-ground steel tornado safe room, five bathrooms, two large conference / procedure rooms, granite countertops, and several exam / office rooms plumbed with sinks.

The upstairs houses six granite-topped desk cubicles, a break room / kitchen, and two employee bathrooms. Zoned O-2 for medical, dental, legal, insurance, real estate, or general professional use.

PROPERTY DETAILS

Property Type	Office
Sale Price	\$499,000
Price / SF	\$122
Building Size	4,083 SF
Year Built	1985
Zoning	O-2
Stories	1 + Upstairs
County	Oklahoma
Zip Code	73159



PROPERTY HIGHLIGHTS

- Whole-office natural gas generator
- Above-ground steel tornado safe room
- Five bathrooms (incl. two employee)
- Two large conference / procedure rooms
- Granite countertops throughout
- Exam / office rooms plumbed with sinks
- Upstairs: six granite-topped cubicles, kitchen, two employee baths
- O-2 zoning suits medical, dental, legal, insurance, real estate

LOCATION ADVANTAGES

WHY THIS LOCATION

- + Corner of Shadowlake Dr & S Pennsylvania
- + Easy access to I-35, I-44, and I-240
- + Established South OKC professional corridor
- + Strong medical and office submarket
- + Ample on-site parking

IDEAL USES

Medical / Dental

Exam rooms with sinks, plumbed and ready

Real Estate / Title

Reception, conference, and 6-cubicle bullpen

Legal / Insurance

Private offices and large conference rooms

Professional Office

Versatile O-2 layout for any service business

SALT Commercial Real Estate

Oklahoma City | Commercial Brokerage

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Oklahoma Licensed Broker

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