

FOR LEASE

4900 N.
LINCOLN BLVD.

4900 N LINCOLN BLVD, OKLAHOMA CITY, OK
73105



BANTA
Property Group

BANTA PROPERTY GROUP, LLC

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OFFERING SUMMARY

Lease Rate:	\$12.75 SF/yr (NNN)
Building Size:	2,790 SF
Lot Size:	1.48 Acres
ADA Restrooms:	2
Year Built:	1983
Renovated:	2018
Market:	Oklahoma City
Submarket:	North
Parking	20
Freestanding:	Yes
Signage:	Monument
Landscaping:	Attractive
Traffic Count:	20,019

PROPERTY OVERVIEW

Located on Oklahoma City's State Capitol Corridor, 4900 N Lincoln Blvd presents 2,790 SF stand-alone professional medical office with high visibility and convenient access. The building includes a glass entry vestibule, several exam rooms, ample lab space, a breakroom, and storage. Its interior is bright and efficient, featuring extensive cabinetry, durable flooring, and a layout designed for medical tenants.

Set on a 1.48-acre campus with high visibility along Lincoln Boulevard, the property offers landscaped grounds, dedicated parking, and prominent monument signage, making it highly noticeable for any organization. It is adjacent to Jamil's Steakhouse, backing to Woodson Park, and just minutes from the Zoo, Downtown, and the Innovation District. This location combines the convenience of Capitol-core proximity with easy access to major interstates, dining options, and entertainment.

PROPERTY HIGHLIGHTS

- Medical grade build out - ample (gas, electrical, plumbing)
- Rased clinical cabinetry and procedure ready rooms
- Glass entry, windowed interior and LED lighting

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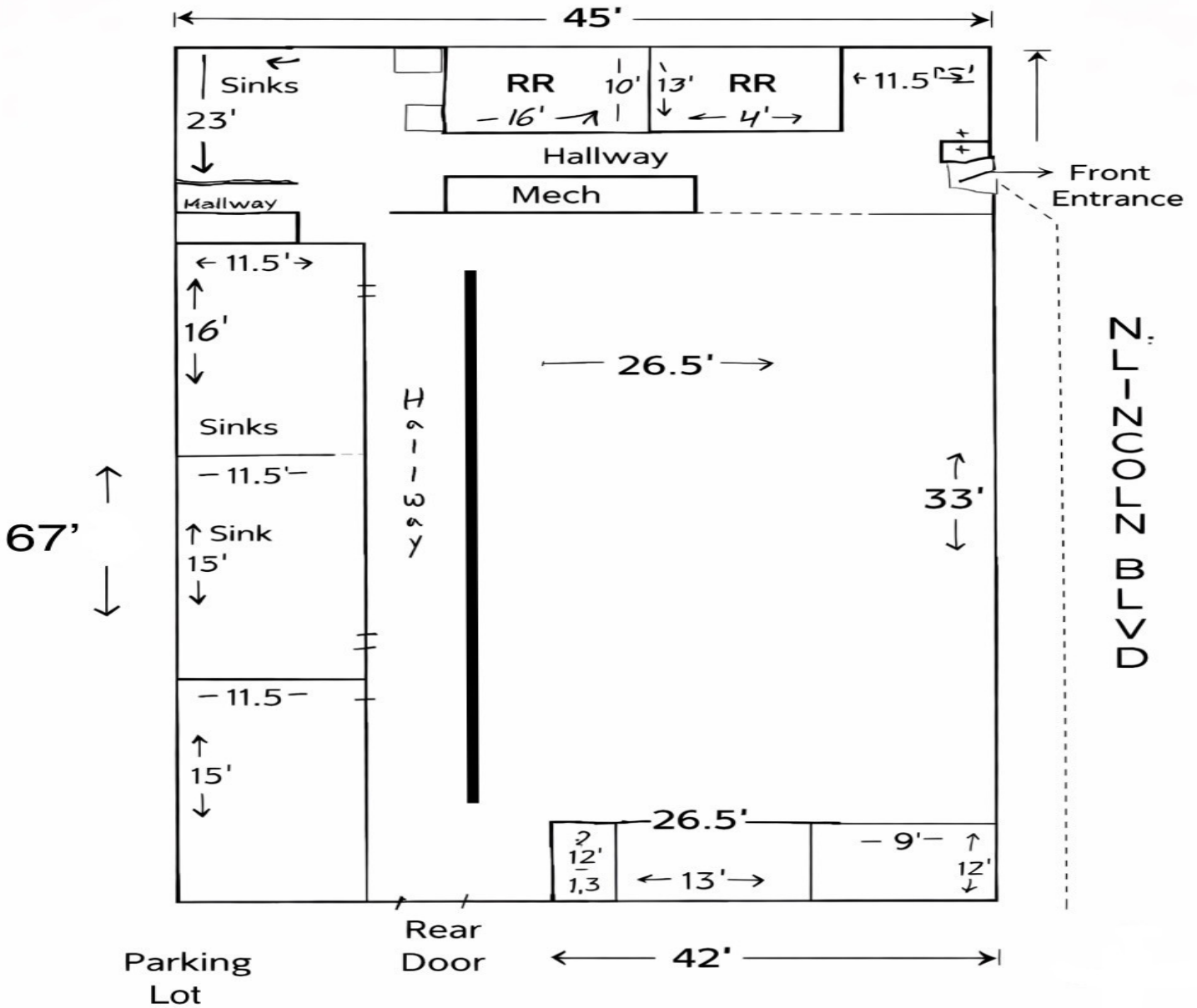
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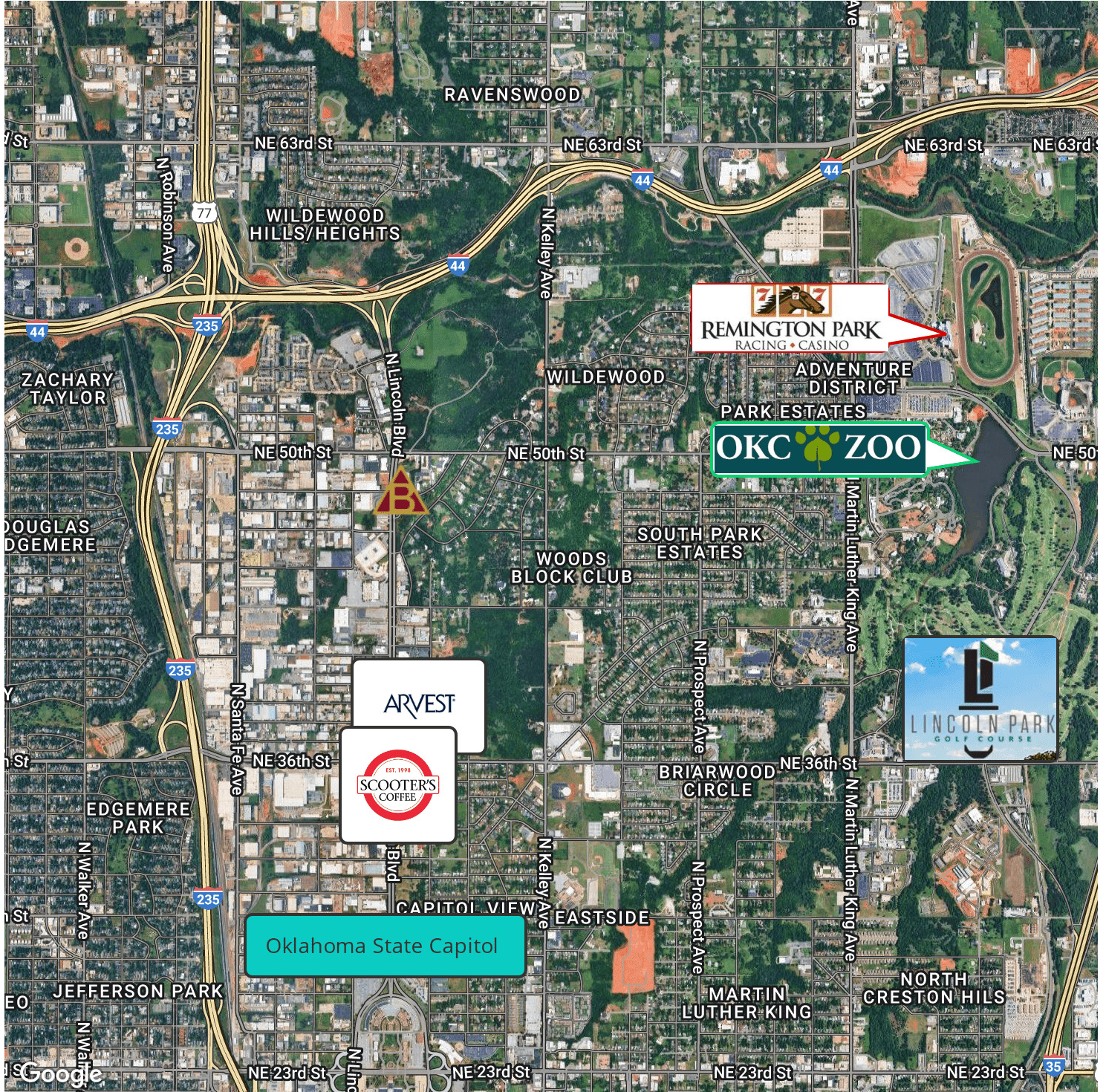
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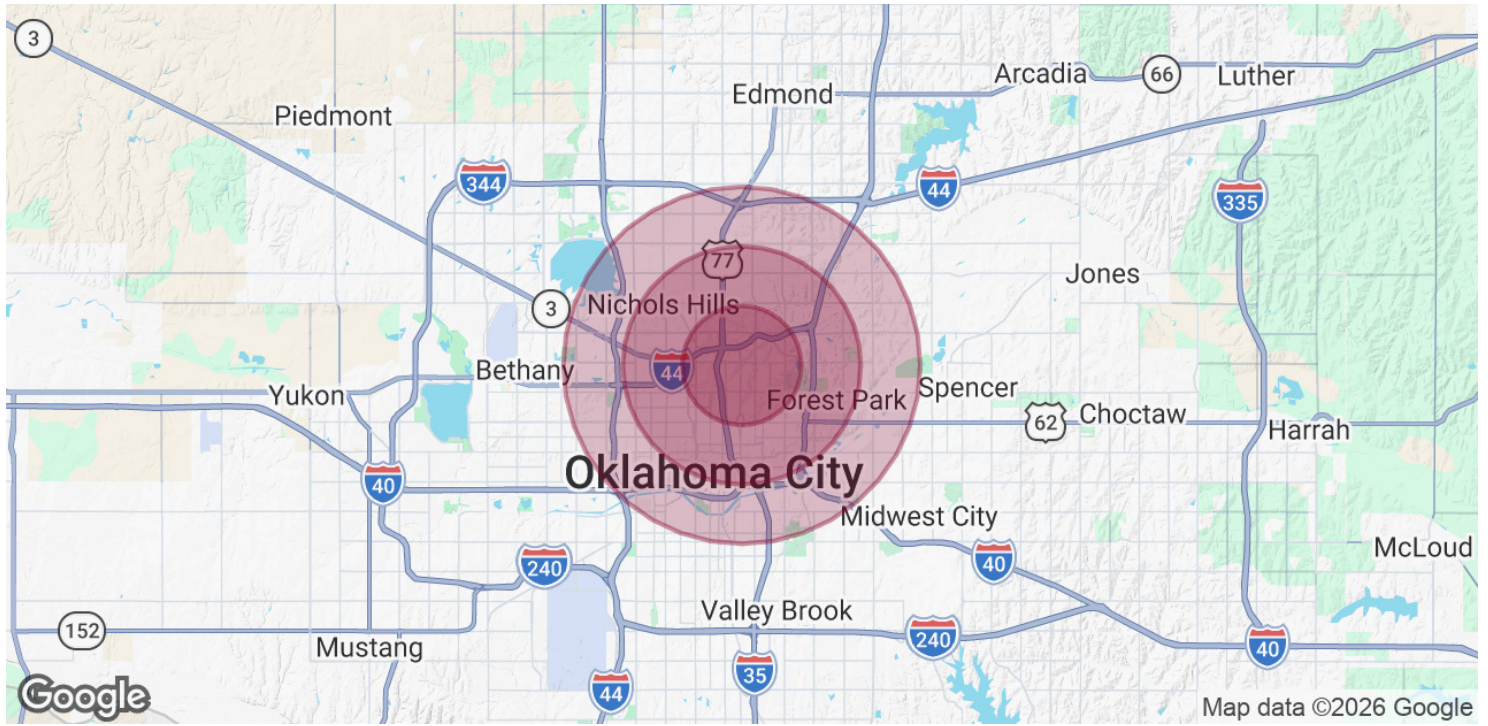
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POPULATION	2 MILES	4 MILES	6 MILES
Total Population	20,142	102,755	203,347
Average Age	41	39	39
Average Age (Male)	39	38	38
Average Age (Female)	42	40	40
HOUSEHOLDS & INCOME	2 MILES	4 MILES	6 MILES
Total Households	9,497	46,761	89,255
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$75,160	\$81,014	\$76,303
Average House Value	\$273,692	\$315,498	\$269,164

Demographics data derived from AlphaMap

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