



Rice & Renner

1401

# OFFICE / RETAIL CENTER | FOR SALE

1401 S DOUGLAS BOULEVARD, MIDWEST CITY, OK 73130

OFFERING MEMORANDUM | WOODLAND OFFICE PARK

**NEWMARK**  
ROBINSON PARK



## OFFERING SUMMARY

**LAND AREA**

1.59 ACRES

**PRICE**

2.4M-2.7M

**LEASE EXPIRATIONS**

VARIES BY TENANT

**APPOX. BUILDING SIZE**

22,388 SF

# THE OFFERING

The offered property represents an opportunity to acquire a stabilized Class-B office investment located in Midwest City near Tinker Air Force Base, the region's second largest economic driver. Built in 2002, the property sits at the signalized corner of 15th Street and Douglas Boulevard, providing strong visibility and convenient access to the surrounding commercial corridor.

Douglas Boulevard, particularly the one-mile stretch immediately south of the property, functions as a highly active retail corridor that leads directly to the future main gate of Tinker Air Force Base. This corridor features a dense concentration of nationally recognized quick-service restaurant brands and other retail operators that benefit from consistent traffic generated by the base, nearby residential neighborhoods, and daily commuter flow.

The asset consists of nine (9) tenant suites ranging from approximately 900 square feet to 4,187 square feet, creating a diversified rent roll with a mix of office, retail, and light medical users. Several tenants have occupied the property for more than 15 years, demonstrating long-term stability and demand for the location.

Woodlands Office Park also benefits from strong accessibility, with Interstate 40 located approximately one mile to the south, providing convenient connectivity to the greater Oklahoma City metro.

At the time of offering, two suites are currently vacant, presenting an opportunity for a new owner to increase occupancy and drive additional income through lease-up, creating near-term upside potential.

# SNAPSHOT



## POPULATION

3 mile radius  
62,371



## DERIVED VPD

I-40 / Tinker Diagonal  
15,400 VPD '23 / 66,600 VPD '23

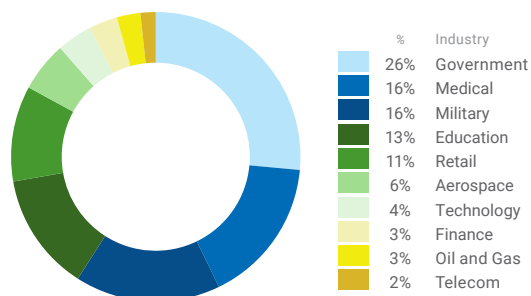


## AVG. HH INCOME

3 mile radius  
\$62,267



## OKC EMPLOYERS OF 1,000+ EMPLOYEES BY INDUSTRY



The OKC metro has a diverse group of employers including many government, educational, and medical jobs, in addition to homegrown companies like Hobby Lobby, Love's, and Paycom.

## TOP EMPLOYERS LIST

Employer	No. of Employees	Industry
State of Oklahoma	37,600	Government
Tinker Air Force Base	26,000	Military
University of Oklahoma-Norman	11,530	Education
INTEGRIS Health*	11,000	Medical
Amazon	8,000	Retail
Hobby Lobby Stores Inc.*	6,500	Retail
Mercy Hospital*	6,500	Medical
SSM Health Care of Oklahoma Inc.*	5,600	Medical
FAA Monroney Aeronautical Center	5,150	Aerospace
OU Health Sciences Center-OKC	5,000	Education
City of Oklahoma City	4,500	Government
Paycom*	4,200	Technology
The Boeing Co.	3,740	Aerospace
MidFirst Bank*	3,100	Finance
Norman Regional Hospital*	2,740	Medical
AT&T	2,700	Telecom
Love's Travel Stops & Country Stores*	2,500	Retail
Dell	2,100	Technology
Oklahoma City Community College	2,100	Education

\*denotes headquartered in Oklahoma

## HIGHER EDUCATION ENROLLMENT

Higher Education	Fall '24	Type
OU, OU Health Sciences Center, Law	34,556	Research
OSU, OSU-OKC, Veterinary	31,205	Research
University of Central Oklahoma	12,554	Regional
Oklahoma City Community College	11,476	Community
Rose State College	7,000	Community
Oklahoma City University	1,982	Private
Oklahoma Christian University	2,537	Private

# LEASE SUMMARY

Suite	Tenant	Size	Lease Expiration	Annual Revenue	Lease Type	Notes
A	Rice & Associates, P.C	3,600 SF	7/31/2040	\$54,000	Modified Gross	\$500 increase every 5 years
J	L3 Aesthetics	3,200 SF	4/30/2031	\$44,160	Modified Gross	2% annual escalation
Q	Prestige Real Estate Services FKA Re/Max	900 SF	4/30/2028	\$14,400	Modified Gross	2% annual escalation
P	Precious Coins & Metals	900 SF	8/31/2028	\$13,200	Modified Gross	2% annual escalation; 2-mo. rent abatement (June/July 2026)
W	Vacant	3,457 SF	-	-	Modified Gross	-
R	Clampitt CPA	4,187 SF	9/30/2030	\$51,486	Modified Gross	3% annual escalation
U	Allure Salon	1,800 SF	4/30/2031	\$26,400	Modified Gross	2% annual escalation
Y & T	Sleep Remedies, LLC	1,800 SF	MTM	\$25,200	Modified Gross	-
K	Vacant	1,600 SF	-	-	Modified Gross	-





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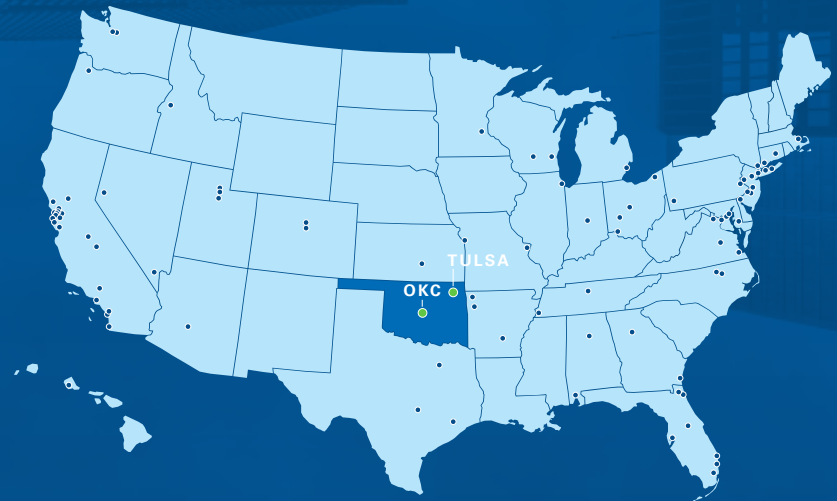
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Newmark Robinson Park in compliance with all applicable fair housing and equal opportunity laws.



## **OFFERED EXCLUSIVELY BY**

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