



UPGRADED OFFICE SPACE FOR LEASE



PRICE: \$22.00 SF/YR

14400 BOGERT PKY

Oklahoma City, OK 73134

Brock Lytton

Broker

405.250.9596

brock@moriahrealestate.com

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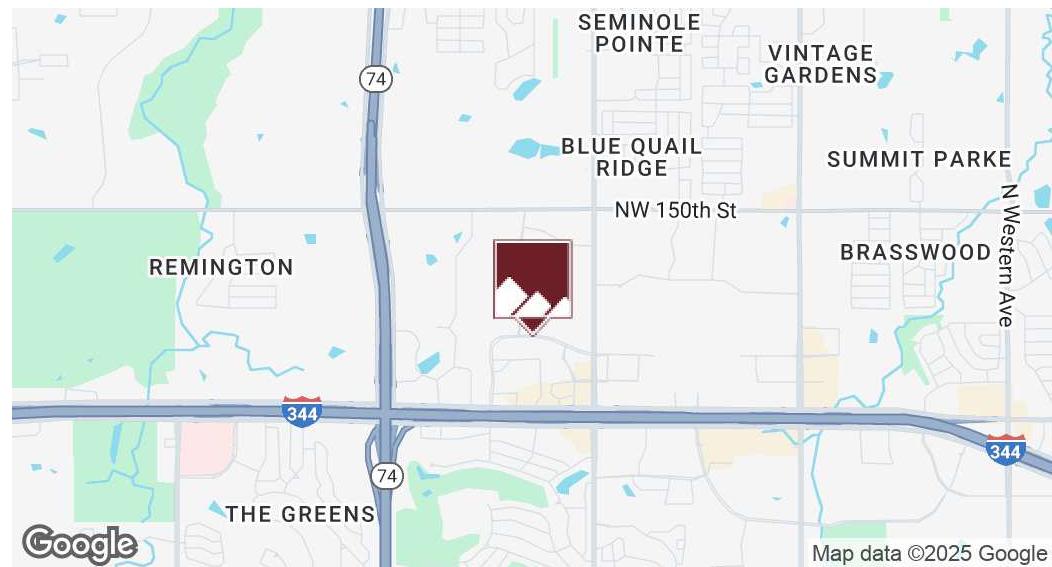


Property Description

Designed as call center space, this property boasts an on-site data center that can be utilized by tenants as well as an emergency generator to support the entire building. Located just north of the Kilpatrick Turnpike in the Quail Springs area of NW OKC, this location is ideal for easy highway access.

Property Highlights

- New Upgrades Throughout
- Local Landlord
- Located in Quail Springs near Major Retail
- Ample Parking (6/1000)



Location Description

Full Legal Description: UNPLTD PT SEC 12 13N 4W 000 000 PT NE4 SEC 12 13N 4W BEG 1320FT W OF SE/C NE4 TH W518.88FT NELY ON A CURVE LEFT 505.14FT TH E432.03FT S496FT TO BEG & A TR BEG 1320FT W & 496FT N OF SE/C NE4 TH W432.03FT TH LEFT ON CURVE 6010FT E428.51FT S60FT TO BEG

Offering Summary

Lease Rate:	\$22.00 SF/yr (Full Service)
Available RSF:	1,021 - 11,733 SF
Lot Size:	5.92 Acres
Building Size:	54,702 SF

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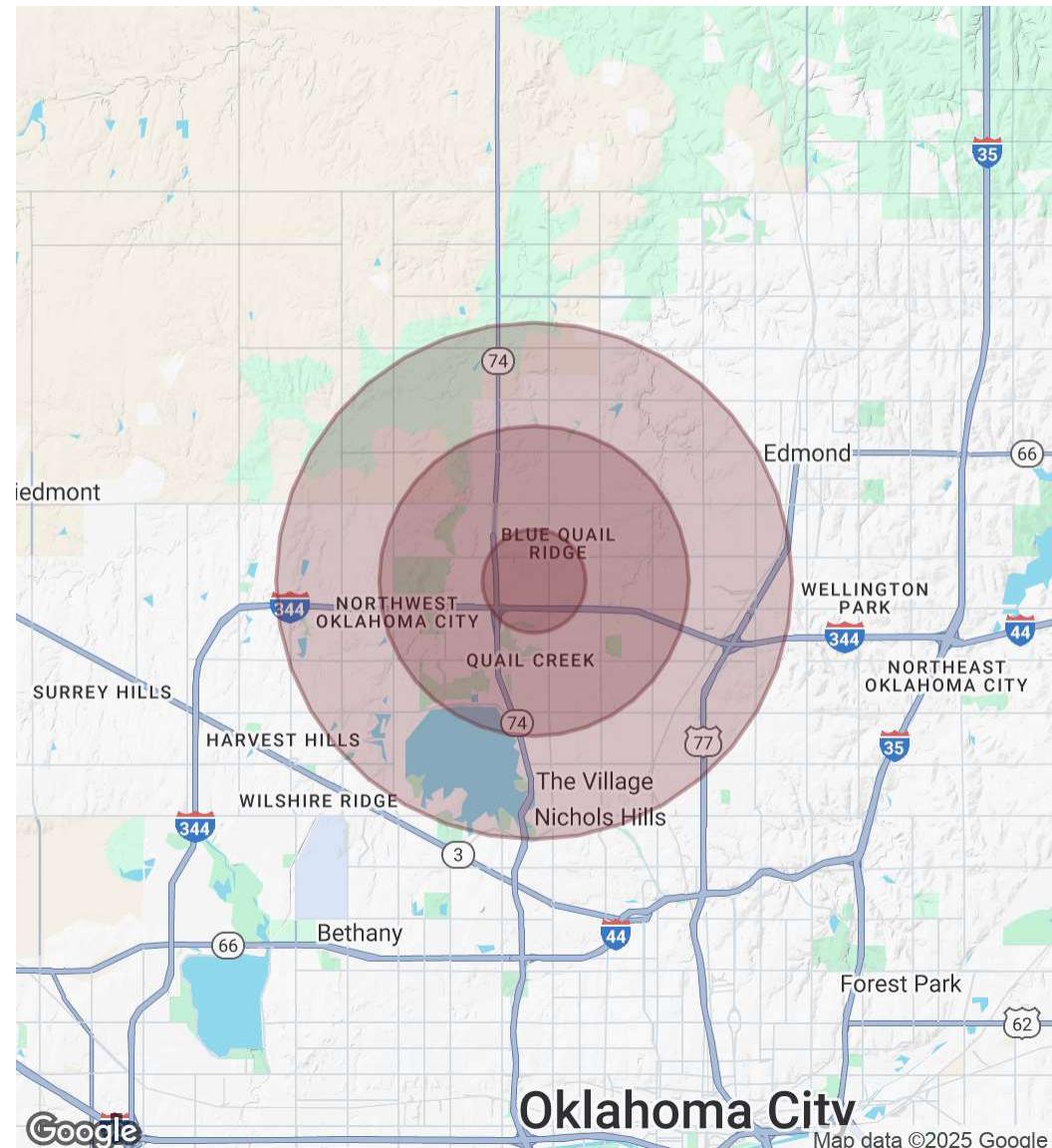
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Population	1 Mile	3 Miles	5 Miles
Total Population	5,168	74,494	189,882
Average Age	41	39	39
Average Age (Male)	39	38	38
Average Age (Female)	42	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,648	32,254	79,177
# of Persons per HH	2	2.3	2.4
Average HH Income	\$97,774	\$120,486	\$114,355
Average House Value	\$315,344	\$351,219	\$327,799

Demographics data derived from AlphaMap



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