

111 SW 'C' Ave., Lawton, OK 73501
\$8.50/sf

OFFICE BUILDING FOR LEASE



OFFERING SUMMARY

Available SF: ±14,615sf

Lease Rate: \$8.50 SF/yr
(NNN)

Building Size: ±28,746 SF

Zoning: CBD

PROPERTY OVERVIEW

Two-story office building located on the corner of SW C Ave. and 2nd St. across from the Central Plaza in the Central Business District of downtown Lawton. Second floor, consisting of ±12,747sf has several offices, flex spaces, classrooms and a lab. First floor has 1,868sf of executive office space. Property has new roof and HVAC systems. Elevator access. The property is situated in the 2nd Street Urban Renewal Planning District, which houses Kohl's, Dick's Sporting Goods, PetCo, Ulta Beauty, Bed Bath & Beyond and the Hilton Garden Inn Hotel with Convention Center. Also nearby is Fort Sill and Lawton Area Transportation System, as well as an abundance of restaurants and I-44.

PROPERTY HIGHLIGHTS

- Located in the 2nd Street Urban Renewal Planning District
- Adjacent to Lawton Area Transportation pickup
- Across from Lawton Central Mall

JASON WELLS

580.353.6100
jwells@insightbrokers.com

Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior sale or withdrawal.

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2ND FLOOR
12, 747 SF

Available Space

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Insight Commercial Real Estate Brokerage, LLC

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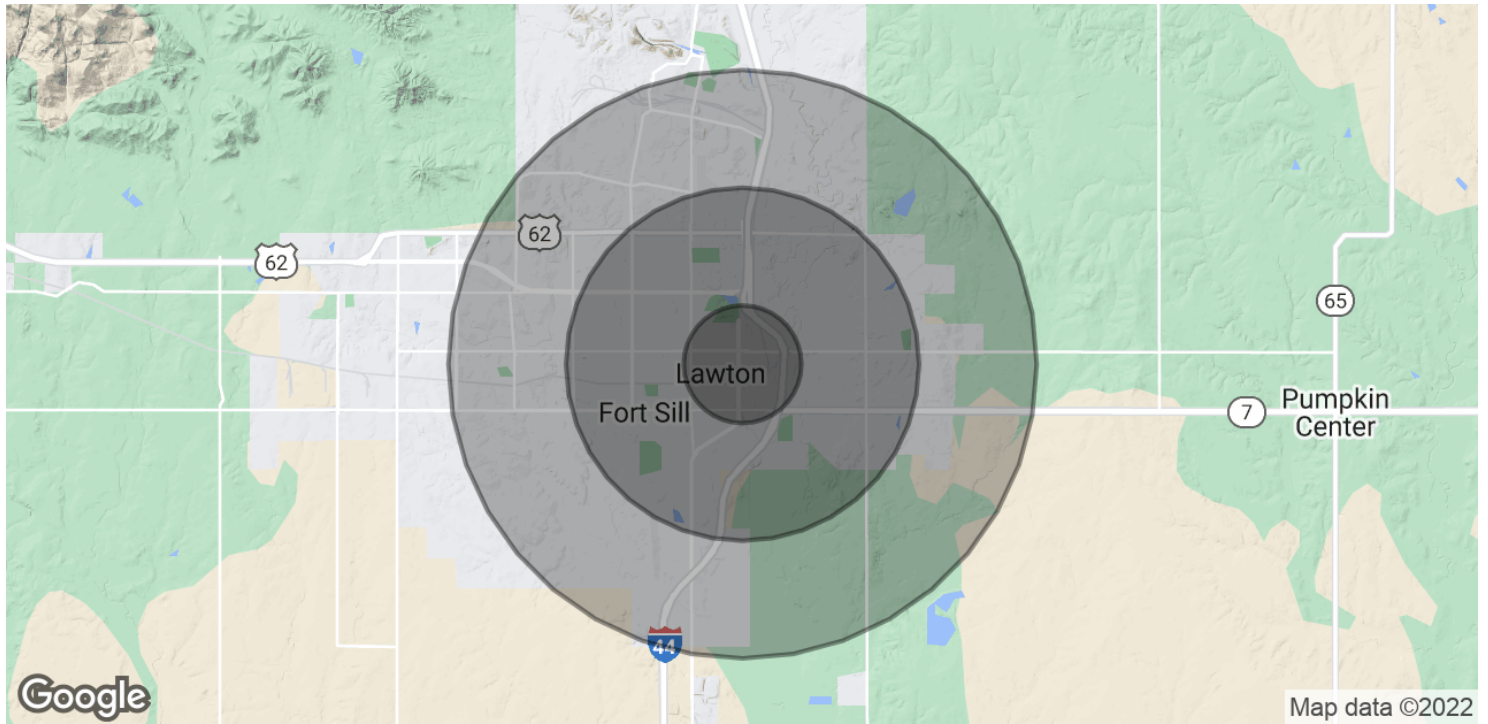
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,503	36,274	69,756
Average Age	37.1	31.7	31.6
Average Age (Male)	39.0	31.6	31.2
Average Age (Female)	31.1	31.7	32.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,381	14,857	26,601
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$35,948	\$40,332	\$46,050
Average House Value	\$88,426	\$71,694	\$103,097

* Demographic data derived from 2020 ACS - US Census

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