

CORPORATE HEADQUARTERS  
OFFICE FOR SALE

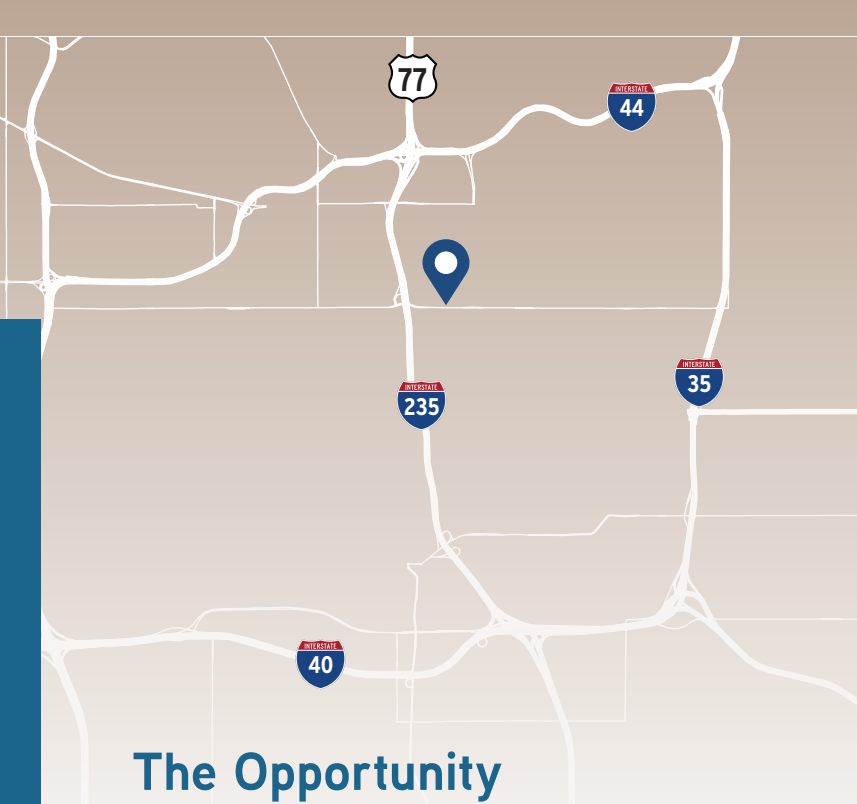
**390 NE 36th Street**

OKLAHOMA CITY, OKLAHOMA

35,920 ±SF

ASKING PRICE: \$3,595,000  
Lease Rate: \$15.00/SF MG





## The Opportunity

This prime location offers excellent visibility and accessibility, making it an idea choice for those looking for a single-user office building in Oklahoma City. Located at the gateway to the Oklahoma state capitol complex, 390 NE 36th St is particularly advantageous for organizations or businesses with governmental ties or seeking a prestigious address. Enjoy excellent visibility from Lincoln Boulevard and NE 36th Street.



**\$3,595,000**

List Price



**\$15.00/SF MG**

Lease Rate



**3.85 ACRES**

Land Size



**35,920 SF**

Building Size



**6,056 SF**

Storage Basement Area



**I-2 MODERATE INDUSTRIAL**

Zoning



**1968/2022**

Year Built / Renovated





# Investment Highlights

- Located north of Oklahoma State Capitol Complex on NE 36th at Lincoln Boulevard
- Remodeled for a combination of private & open offices
- Opportunity Zone eligible
- Large format generator
- Lower-level storage area
- Fenced parking



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**Located near the Oklahoma State Capitol complex**



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**Large conference rooms**



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**Break/lunch area**

ENHANCED IMPROVEMENTS



Overhead dock door



Power: 156 KVA supports HVAC serve and emergency lighting



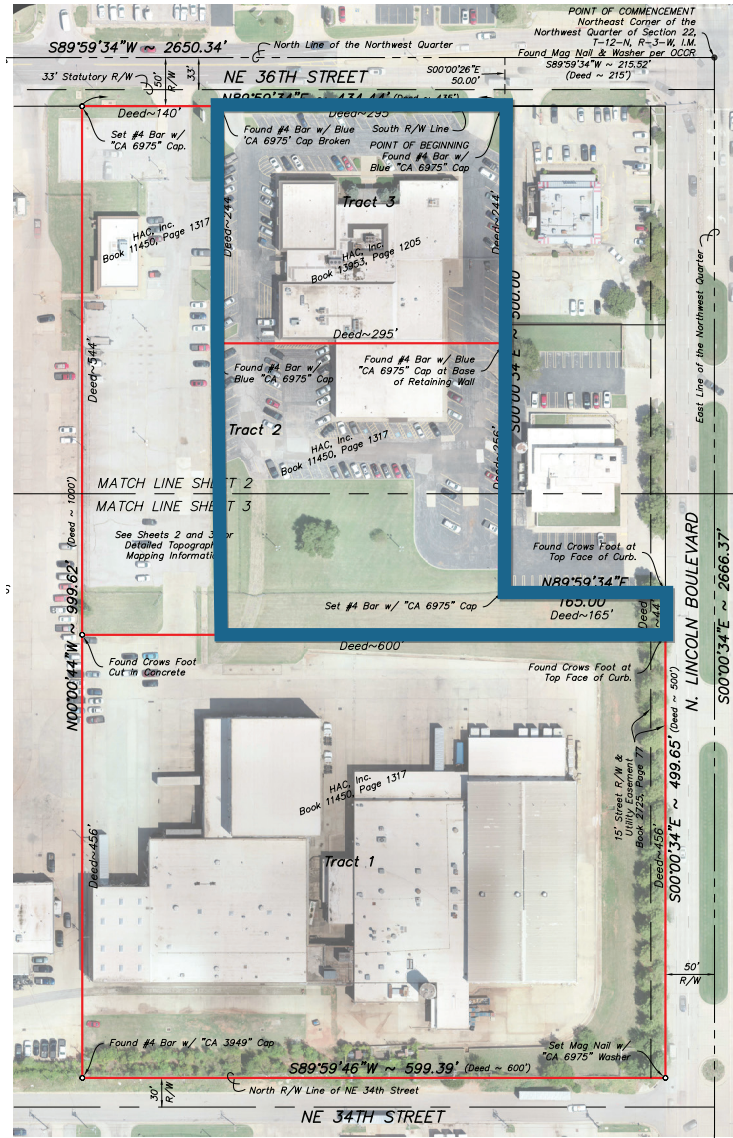
Pylon sign available

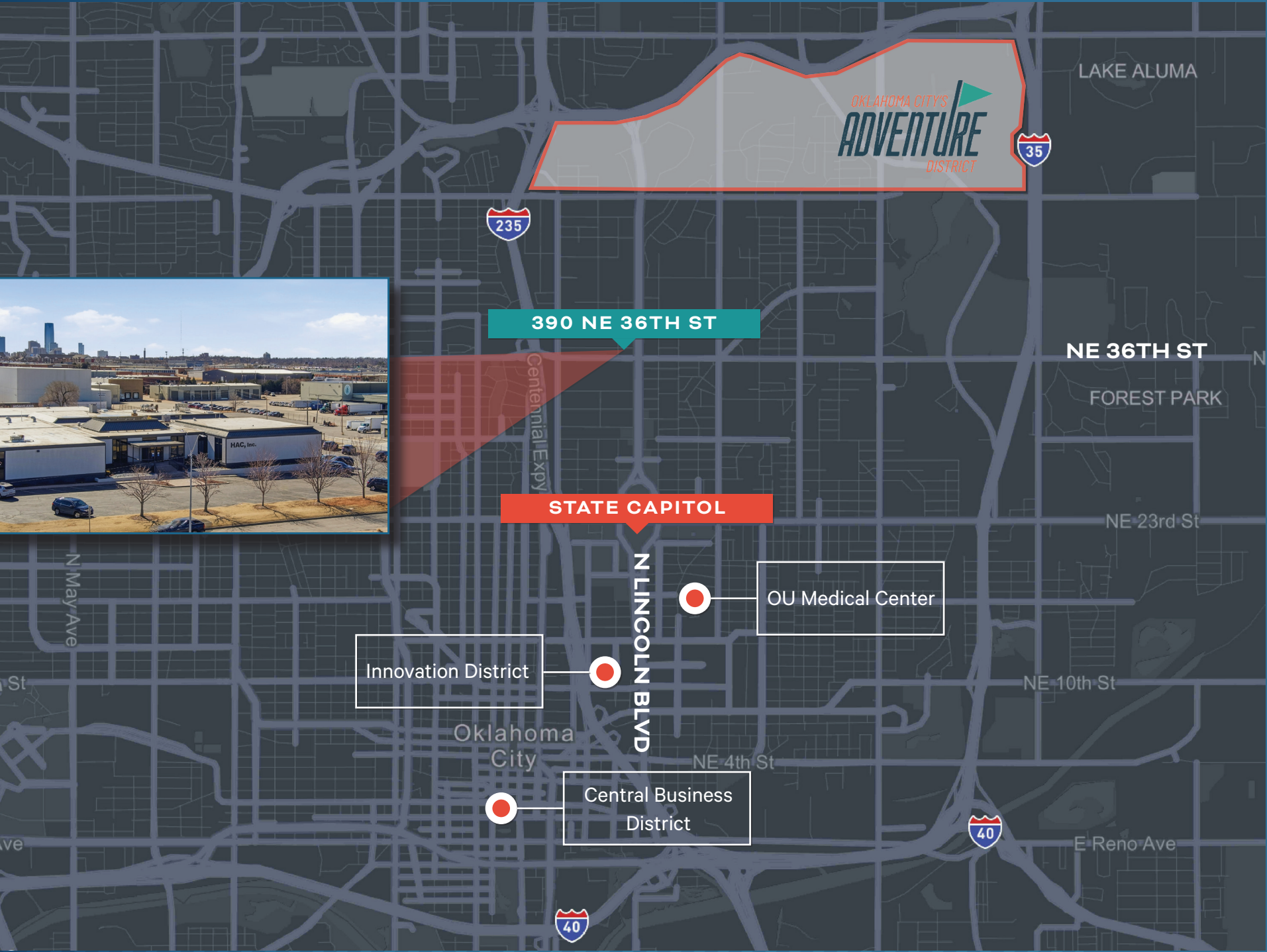
# FLOOR PLAN

35,920 ±SF

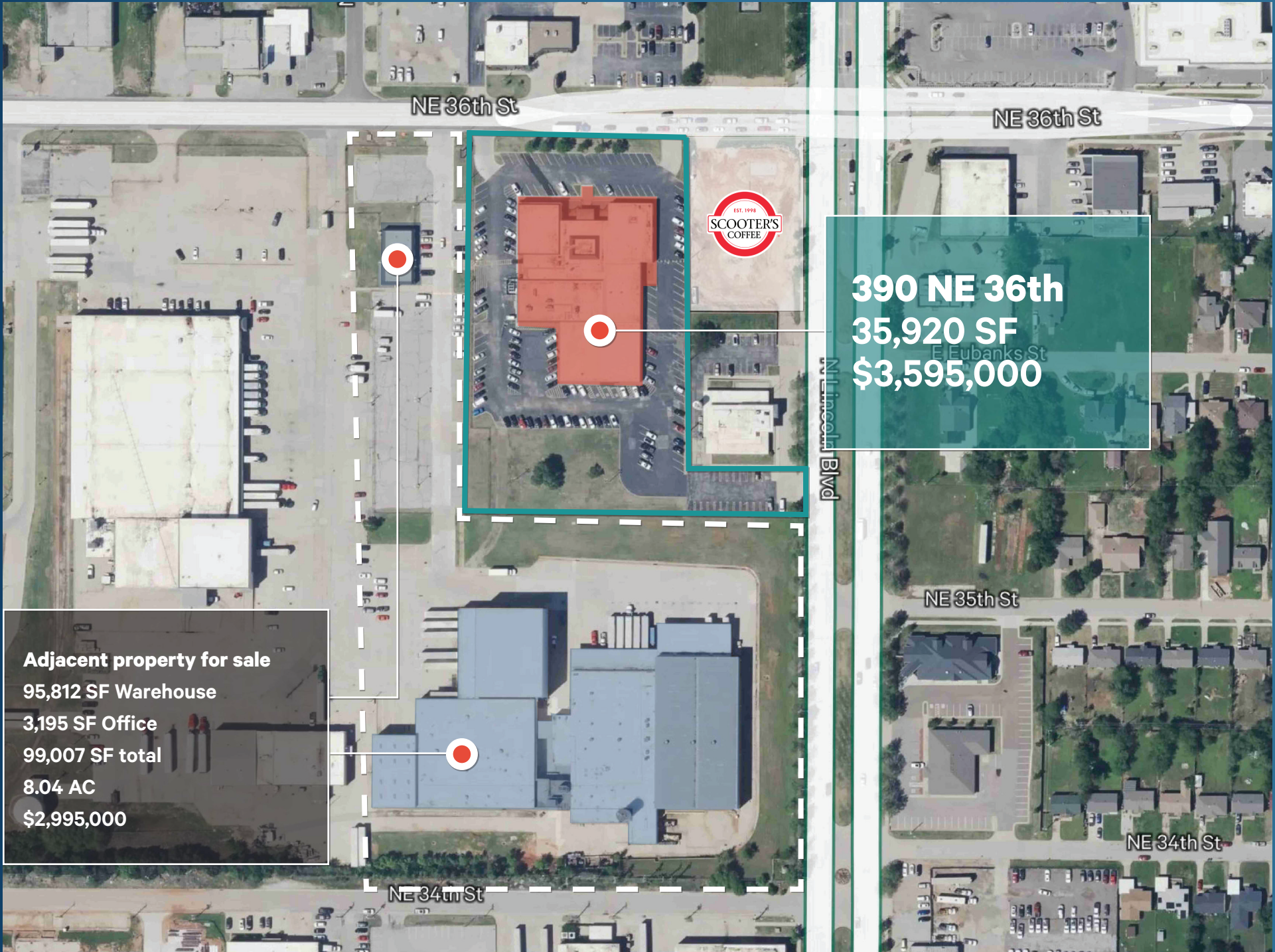


3.85± AC





AERIAL



**Adjacent property for sale**  
95,812 SF Warehouse  
3,195 SF Office  
99,007 SF total  
8.04 AC  
\$2,995,000

**390 NE 36th**  
35,920 SF  
\$3,595,000

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## Exclusive Advisors

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