



OFFICE SPACE FOR LEASE

# 2801 PARKLAWN DRIVE

Midwest City, OK 73110



**CORRY MAZZA**

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (Full Service)
Building Size:	50,148 SF
Available SF:	1,174 - 6,006 SF
Year Built:	1975
Renovated:	2025
Market:	Midwest City
Traffic Count:	15,000

### PROPERTY OVERVIEW

Discover this great office property that offers updated amenities, flexible floor plans, and ample parking, ensuring maximum convenience for tenants and visitors alike. The property currently has multiple healthcare and professional tenants, and is immediately adjacent to SSM Hospital providing great synergy. Multiple suites are currently built out as second generation medical space and general office providing user flexibility. Midwest City has recently announced a major revitalization project near this property which includes a new 75,000sf YMCA Wellness Center, a park with walking trails, retail and more. The location provides excellent visibility and accessibility, making it a prime choice for businesses looking to establish a prominent presence in the Midwest City area. Elevate your business with this exceptional leasing opportunity.

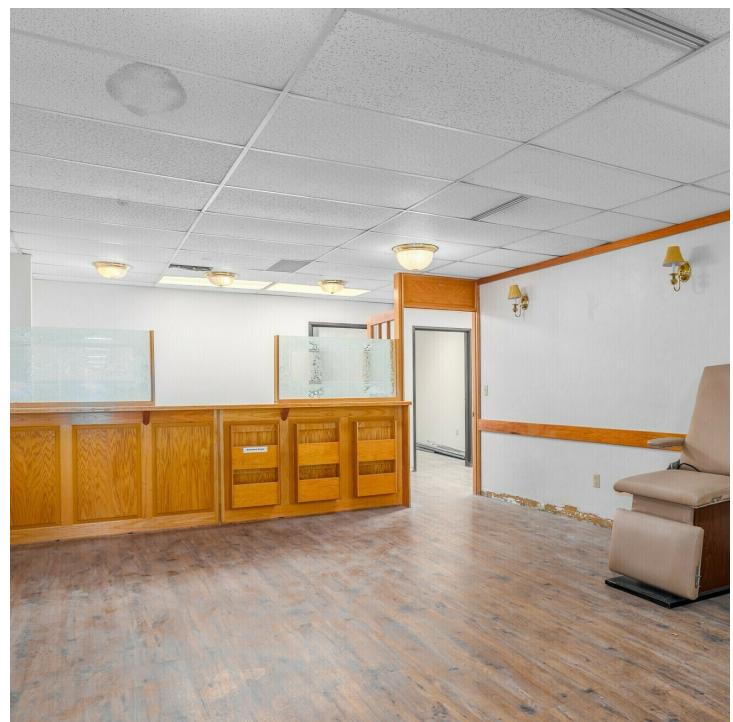
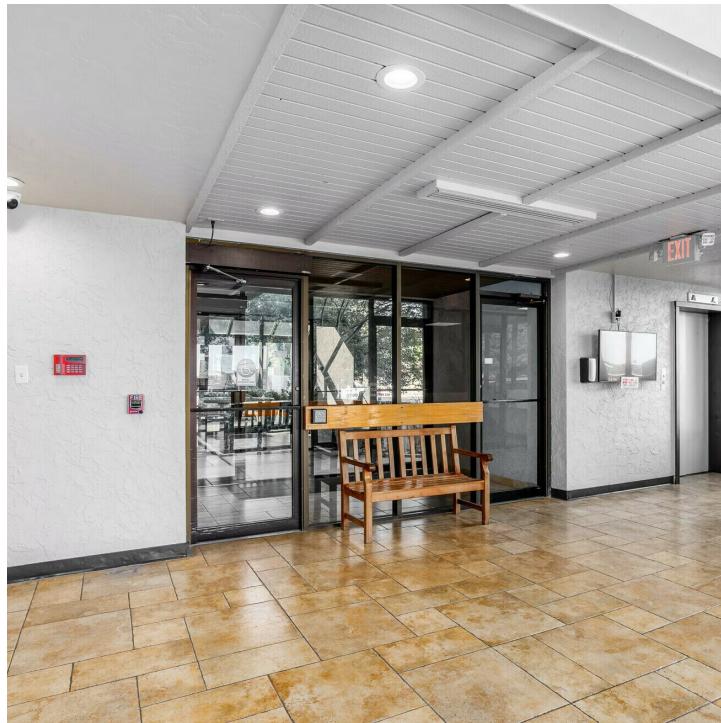
### PROPERTY HIGHLIGHTS

- Great visibility
- Business synergies
- High traffic counts
- Flexible floor plans

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## ADDITIONAL PHOTOS



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## LEASE SPACES

### LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,174 - 6,006 SF	Lease Rate:	\$15.00 SF/yr

### AVAILABLE SPACES

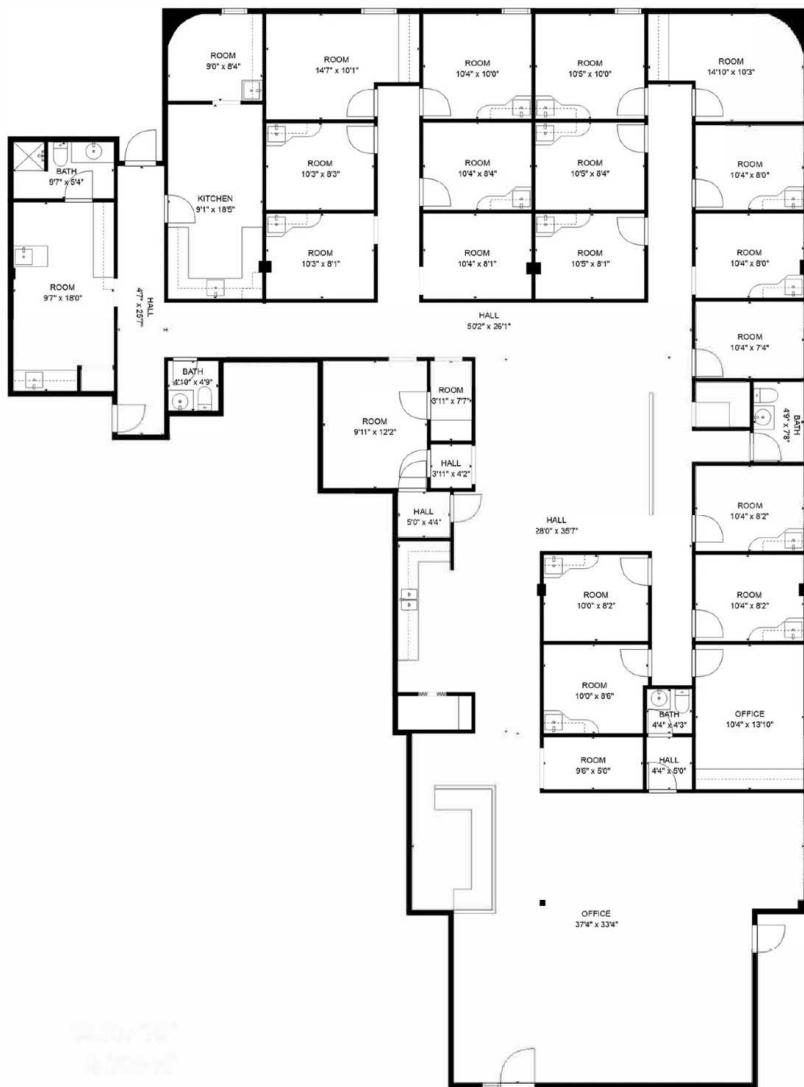
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 101	1,500 - 6,006 SF	Full Service	\$15.00 SF/yr
Suite 207	1,500 - 3,007 SF	Full Service	\$15.00 SF/yr
Suite 305	1,174 SF	Full Service	\$15.00 SF/yr

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## FLOOR PLANS

Suite 101: 6,006 RSF

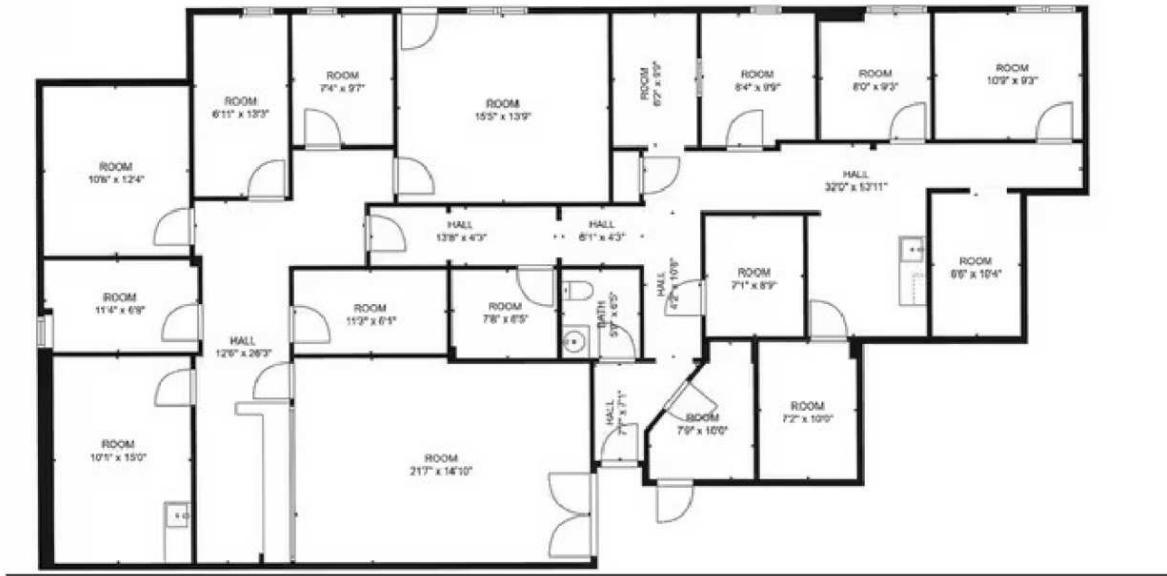


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## FLOOR PLANS

Suite 207: 3,007RSF



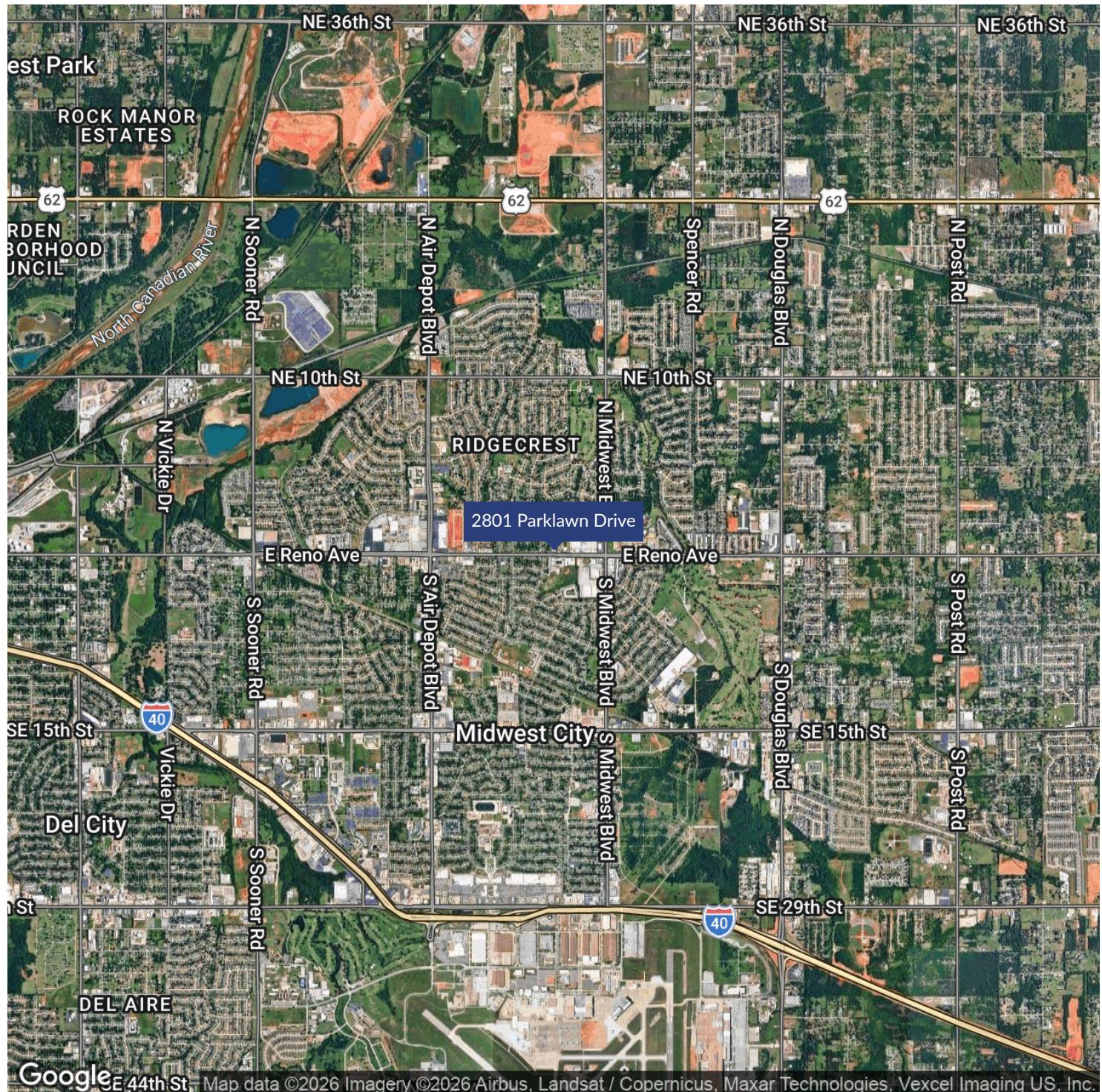
Suite 305: 1,174 RSF



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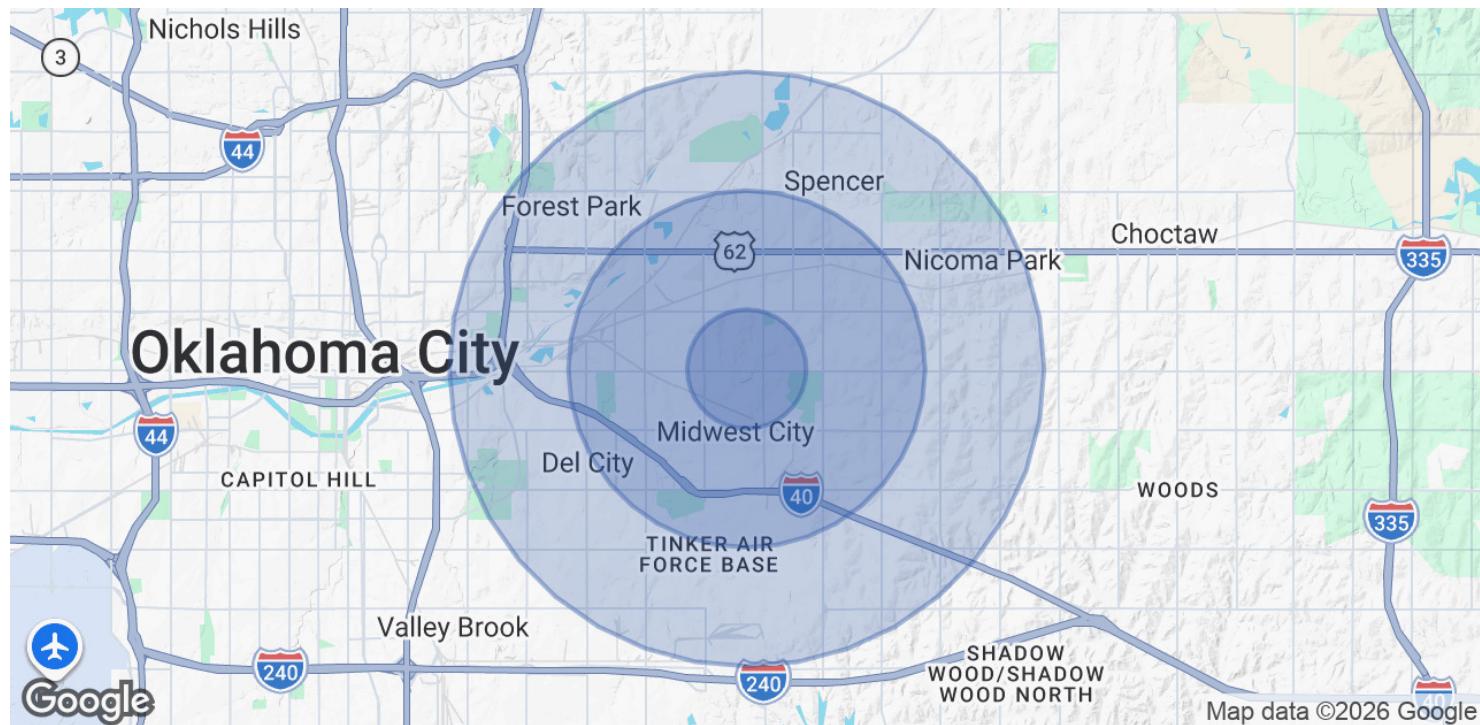
## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,590	57,457	110,878
Average Age	39	39	39
Average Age (Male)	37	37	37
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,375	24,072	44,947
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$65,339	\$66,004	\$70,788
Average House Value	\$162,557	\$173,007	\$185,570

Demographics data derived from AlphaMap

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