

**2300 S. Douglas Boulevard  
Midwest City, Oklahoma 73130**

**Brick Construction**

**Entry Canopy**

**Only \$12.00 PSF/YR/NNN**



- 2,987 Square Feet (+/-)
- 1.84 Acres (+/-)
- Built 2001
- 6,67 per 1,000 SF Parking Ratio
- Zoned PUD, PC 702
- Term thru July 31, 2026

**Corner Lot**

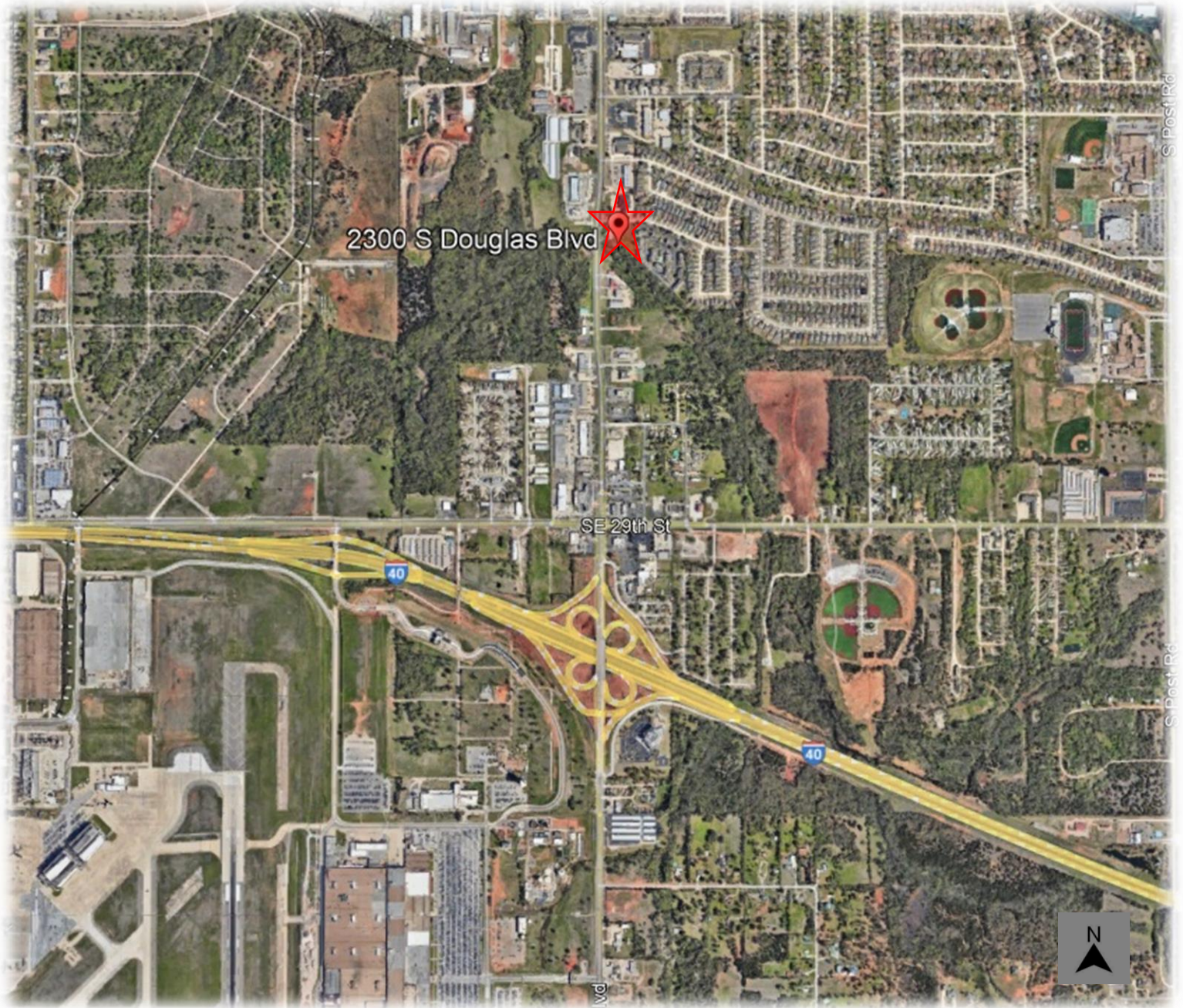
- Proximate to I-40 Ingress/Egress
- Fronting South Douglas Blvd
- Highly Visible Corner Lot
- Easy Access off Orchard Blvd
- Nearby Restaurants
- Less than 1 mile from Tinker Air Force Base

**RANDY VAILLANCOURT**

Managing Broker  
405.210.6772 (mobile)  
randy@avenuecre.com

5030 N. May Ave, #435  
Oklahoma City, OK 73112  
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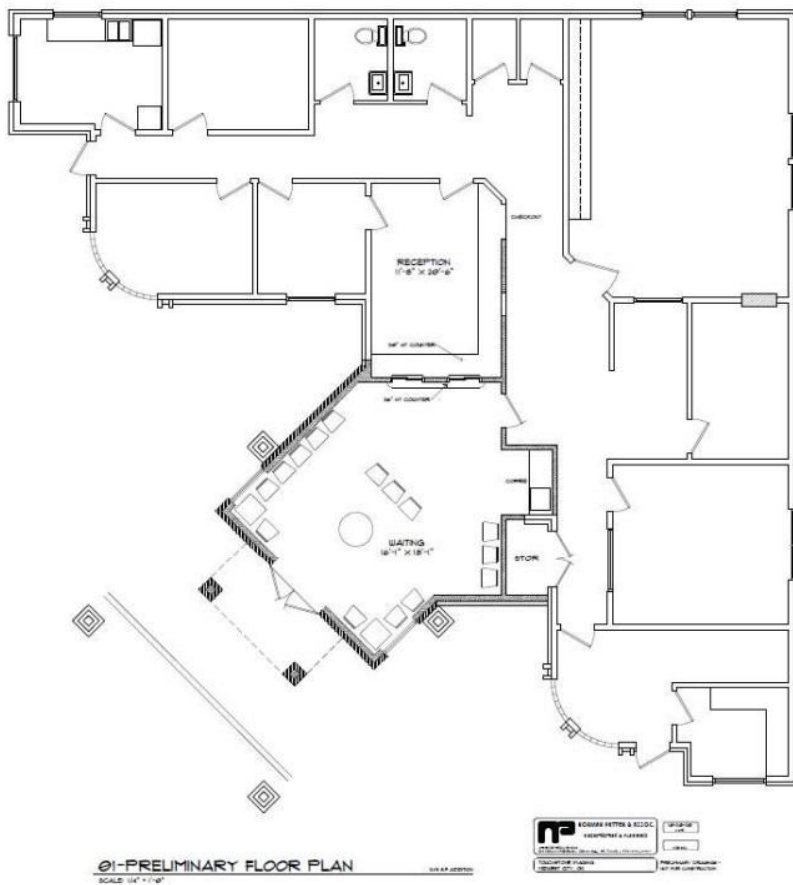
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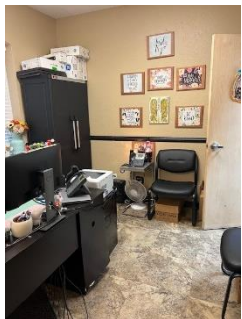




Flexible Floor Plan

Spacious Reception

Efficient Layout



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