

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (NNN)
Building Size:	25,564 SF
Available SF:	2,000 - 5,150 SF
Parking Spaces:	98 Spaces
Lot Size:	1.36 Acres
Year Built:	2023
Zoning:	C3

PROPERTY OVERVIEW

This new construction medical office building is located in a prime location along the Memorial Corridor. With high visibility from the Kilpatrick Turnpike, this is an ideal choice for medical professionals looking to establish or expand their practice. The building boasts a modern design with sleek, state-of-the-art features and amenities, providing a comfortable and secure environment for patients and staff alike. Inside, the building offers flexible space sizes to accommodate medical professionals of various specialties.

PROPERTY HIGHLIGHTS

- Modern and Attractive Design
- Less than 1 Mile from Mercy Hospital
- Flexible and Customizable Layout
- Ample Parking
- Drive Thru and Billboard Opportunities
- High Visibility
- Strong Tenant Improvement Allowances Offered
- First Floor Availability

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13601 W MEMORIAL PARK DR
13601 W MEMORIAL PARK DR | OKLAHOMA CITY, OK 73120

ADDITIONAL PHOTOS



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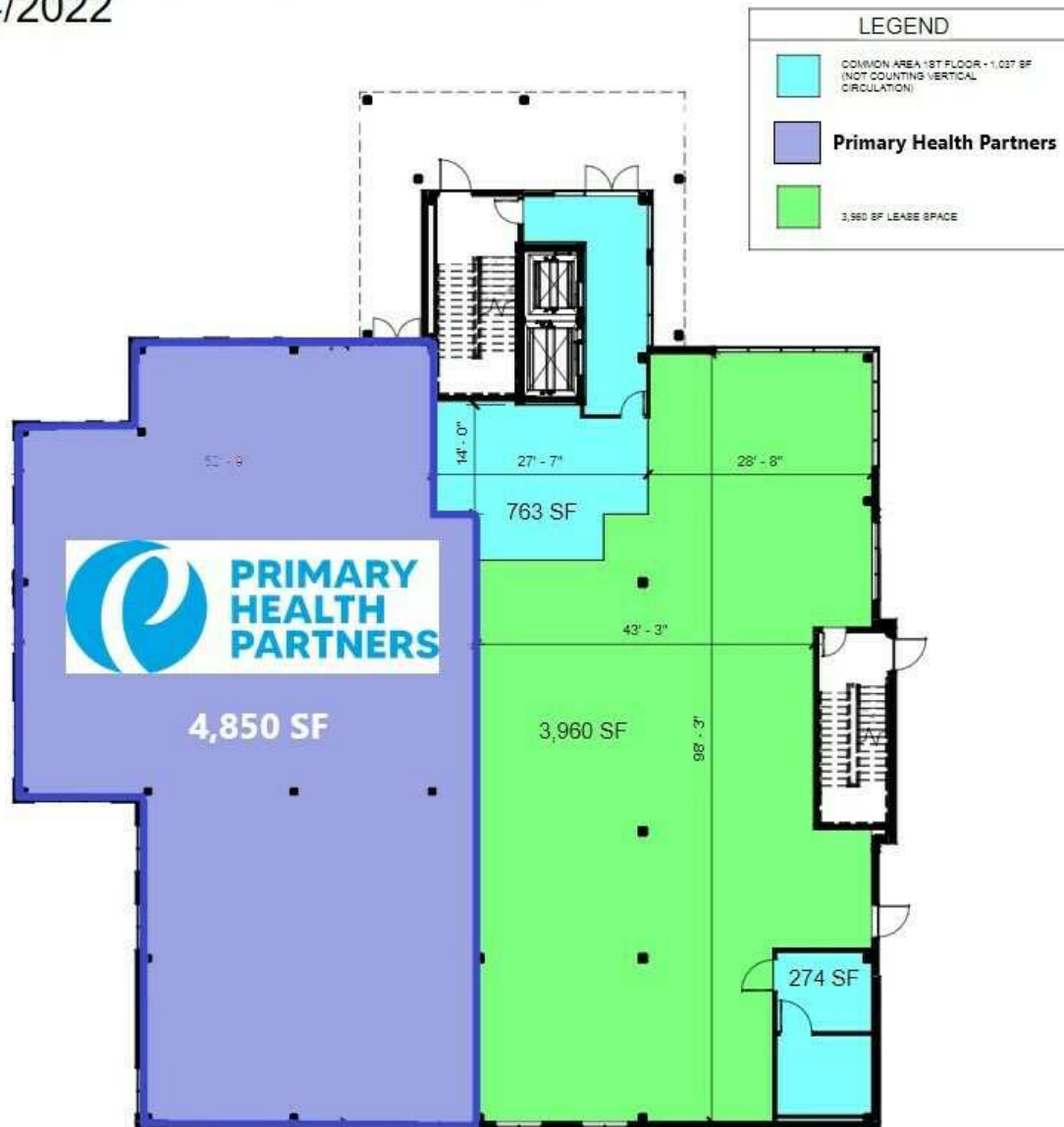
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FLOOR PLANS

Memorial Park Healthplex

13601 Memorial Park Dr., Oklahoma City, OK 73120
04/14/2022



1 **1ST FLOOR LEASABLE**
SCALE: 3/64" = 1'-0"

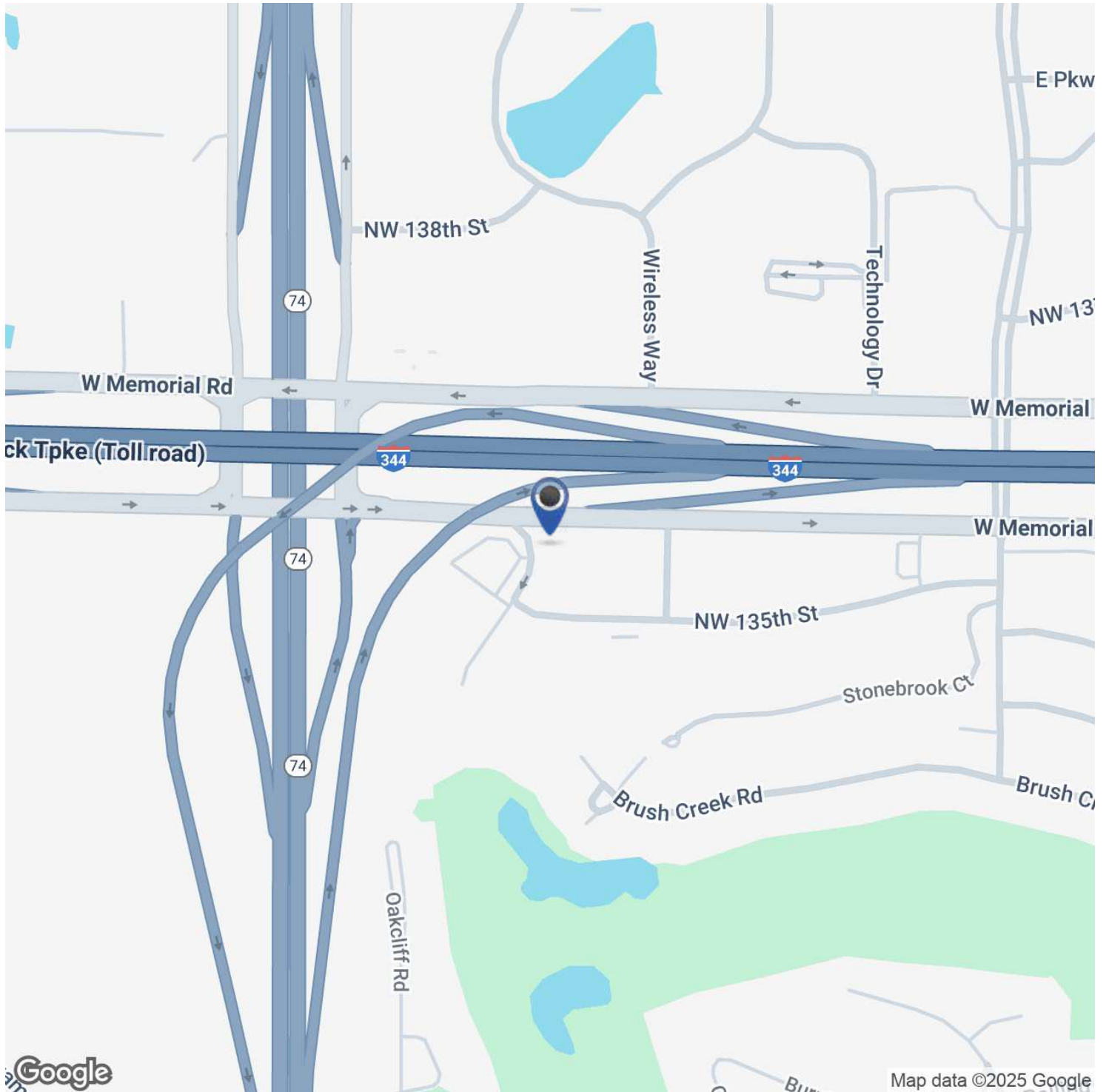
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LOCATION MAP

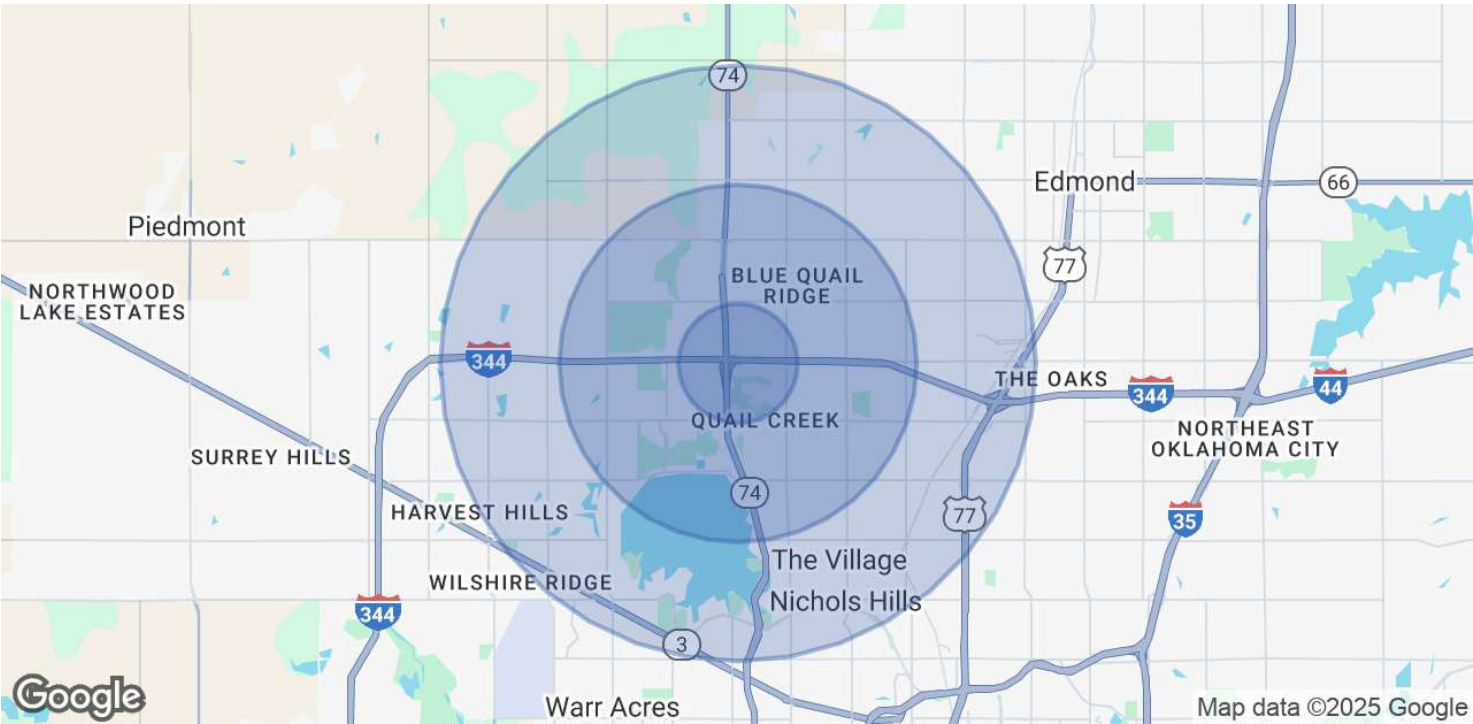


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,583	62,909	174,930
Average Age	43.1	37.3	37.2
Average Age (Male)	40.9	35.5	35.6
Average Age (Female)	43.1	38.8	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,337	32,181	79,395
# of Persons per HH	2.0	2.0	2.2
Average HH Income	\$106,636	\$82,873	\$88,225
Average House Value	\$290,974	\$203,086	\$205,958

* Demographic data derived from 2020 ACS - US Census