

6501 W. Gore Blvd. Lawton, OK 73505

PLUG & PLAY OFFICE SPACE
FOR LEASE



OFFERING SUMMARY

Available SF:	±54,657 SF
Lease Rate:	\$45,547.50/mo + NNN
NNN Fees:	\$7,791.50/mo
Lot Size:	±6.35 Acres
Year Built:	2001
Building Size:	±54,657 SF
Renovated:	2011
Zoning:	C-3

PROPERTY OVERVIEW

Spacious plug and play office building for lease on high traffic Gore Blvd configured with 540 workstations, 1,000 KW backup generator and UPS system. Building offers 6 training rooms, a large break room, conference rooms and more. Property sits on ±6.35 acres with 545 parking spaces. Owner willing to divide space. Nearby businesses include United States Postal Service, Dollar General, and EZ GO.

PROPERTY HIGHLIGHTS

- Plug and Play office space
- Located on high traffic Gore Blvd
- 540 workstations
- Divisible

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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Front view from parking lot



Reception area



Entrance/Lobby

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Workstations

Workstations



Workstation closeup

Training room

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Breakroom



Breakroom with personal phone banks



Outdoor break area



UPS system

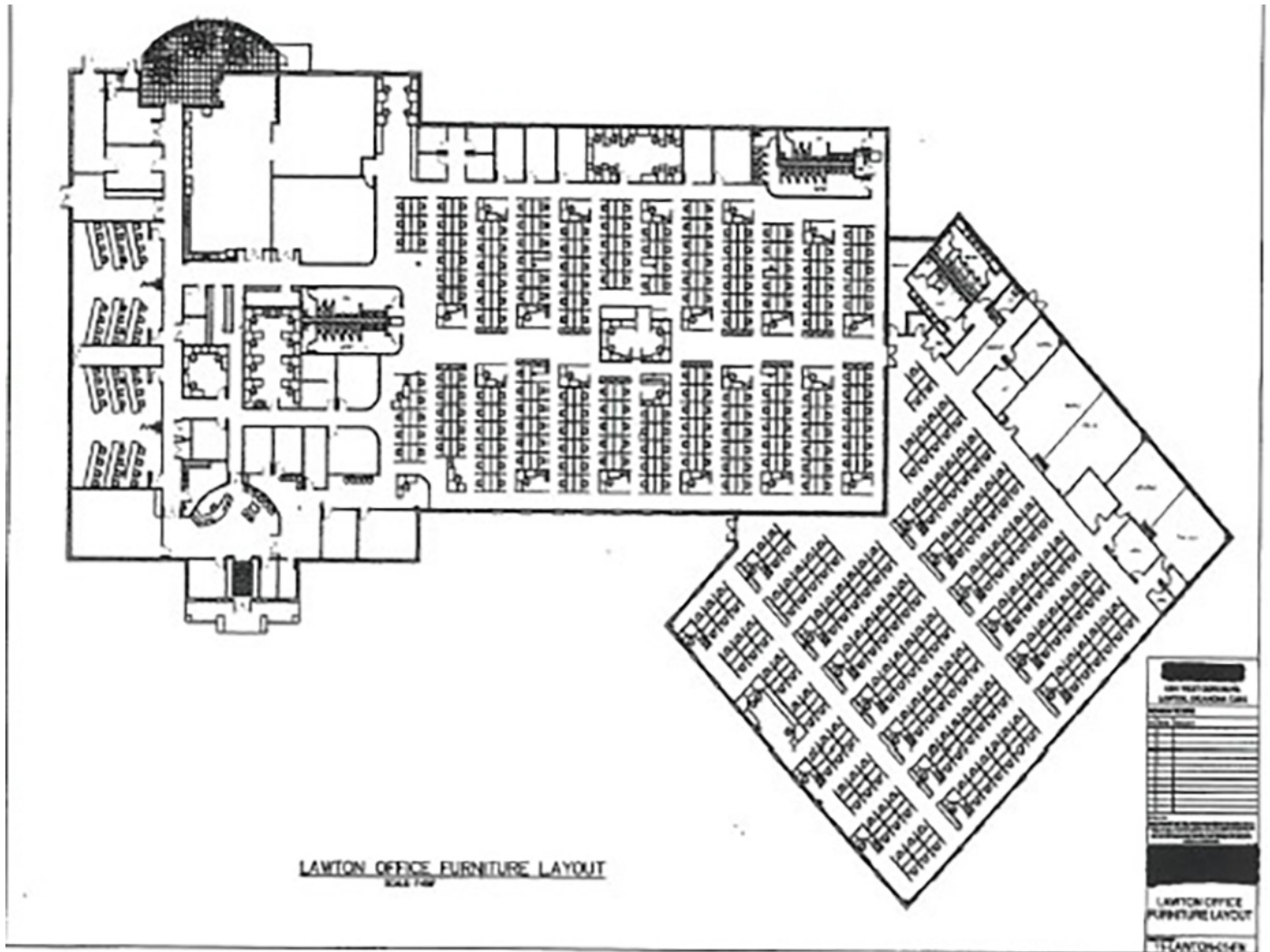
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6403 W Gore Blvd, Lawton, OK 73505
\$9,750.00/mo + NN

FLEX SPACE FOR LEASE



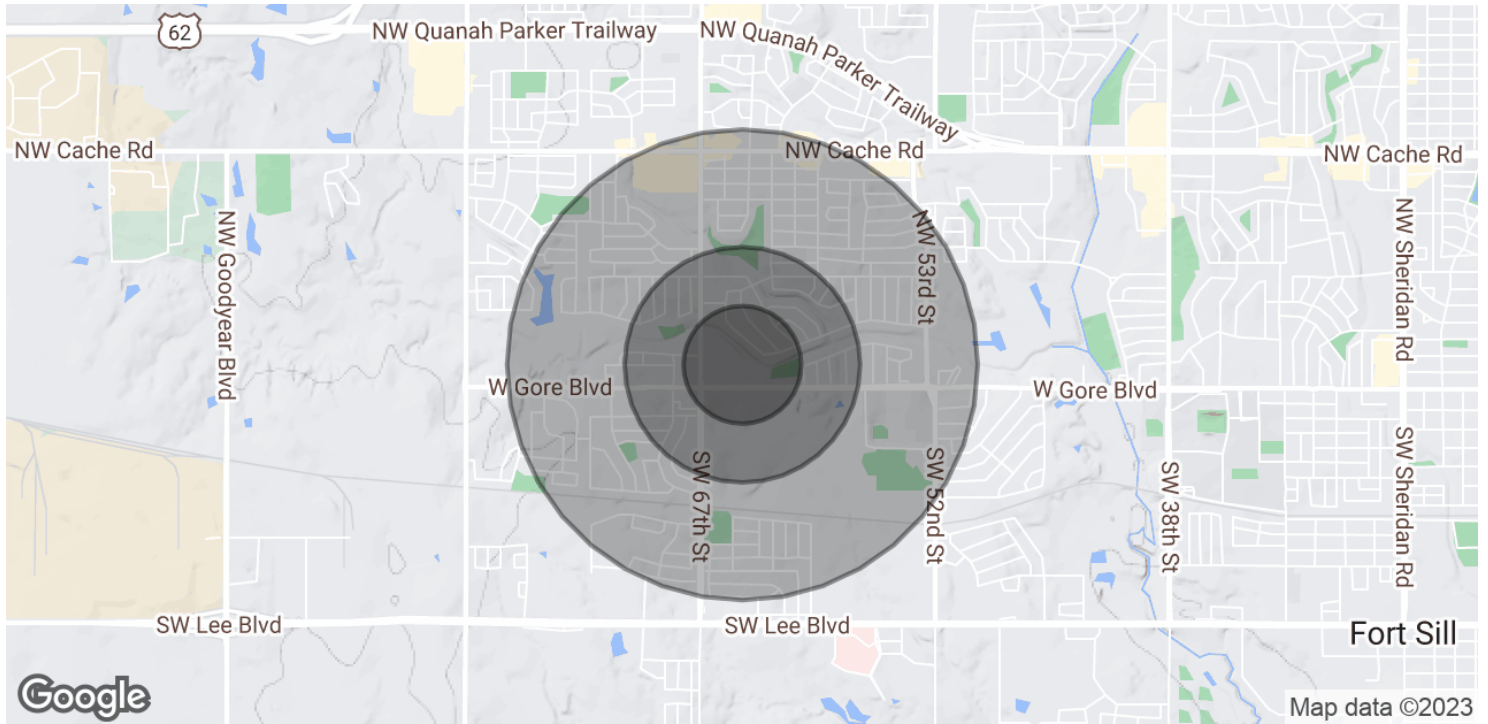
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,040	3,622	11,467
Average Age	35.8	34.4	33.7
Average Age (Male)	39.3	36.1	34.9
Average Age (Female)	35.3	35.8	34.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	378	1,379	4,421
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$72,904	\$64,572	\$58,642
Average House Value	\$102,781	\$100,527	\$105,488

* Demographic data derived from 2020 ACS - US Census

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