



MULTI-TENANT OFFICE BUILDING FOR SALE

10324 GREENBRIAR PL

Oklahoma City, OK 73159



TYLER HUXLEY

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OCTOBER 22, 2025

PROPERTY DETAILS

Sale Price	\$725,000
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LOCATION INFORMATION

Street Address	10324 Greenbriar Pl
City, State, Zip	Oklahoma City, OK 73159
County	Cleveland

BUILDING INFORMATION

Building Size	4,135 SF
Cap Rate	7.27%
Year Built	1985

PROPERTY INFORMATION

Property Type	Office
Zoning	O-2
Lot Size	0.36 Acres
APN #	OCC2GROFP 1 9001

GROSS INCOME	\$67,170
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EXPENSES SUMMARY

Insurance	\$3,787
Taxes	\$5,037
Repairs & Maintenance	\$2,823
Utilities	\$375
Lawncare	\$1,610

OPERATING EXPENSES	\$13,631
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NET OPERATING INCOME	\$53,539
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RENT ROLL

SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
A	Clayton Leinneweber	825 SF	\$16.00	\$13,200	3/31/2028
C	Healthyspan LLC	700 SF	\$16.00	\$11,200	6/1/2027
B & D	OPHCCA	1,200 SF	\$16.25	\$19,500	8/31/2027
E	LPL Financial	710 SF	\$17.00	\$12,070	7/1/2026
F	Kate Anderson Esthetics	700 SF	\$16.00	\$11,200	3/1/2026
TOTALS		4,135 SF		\$67,170	

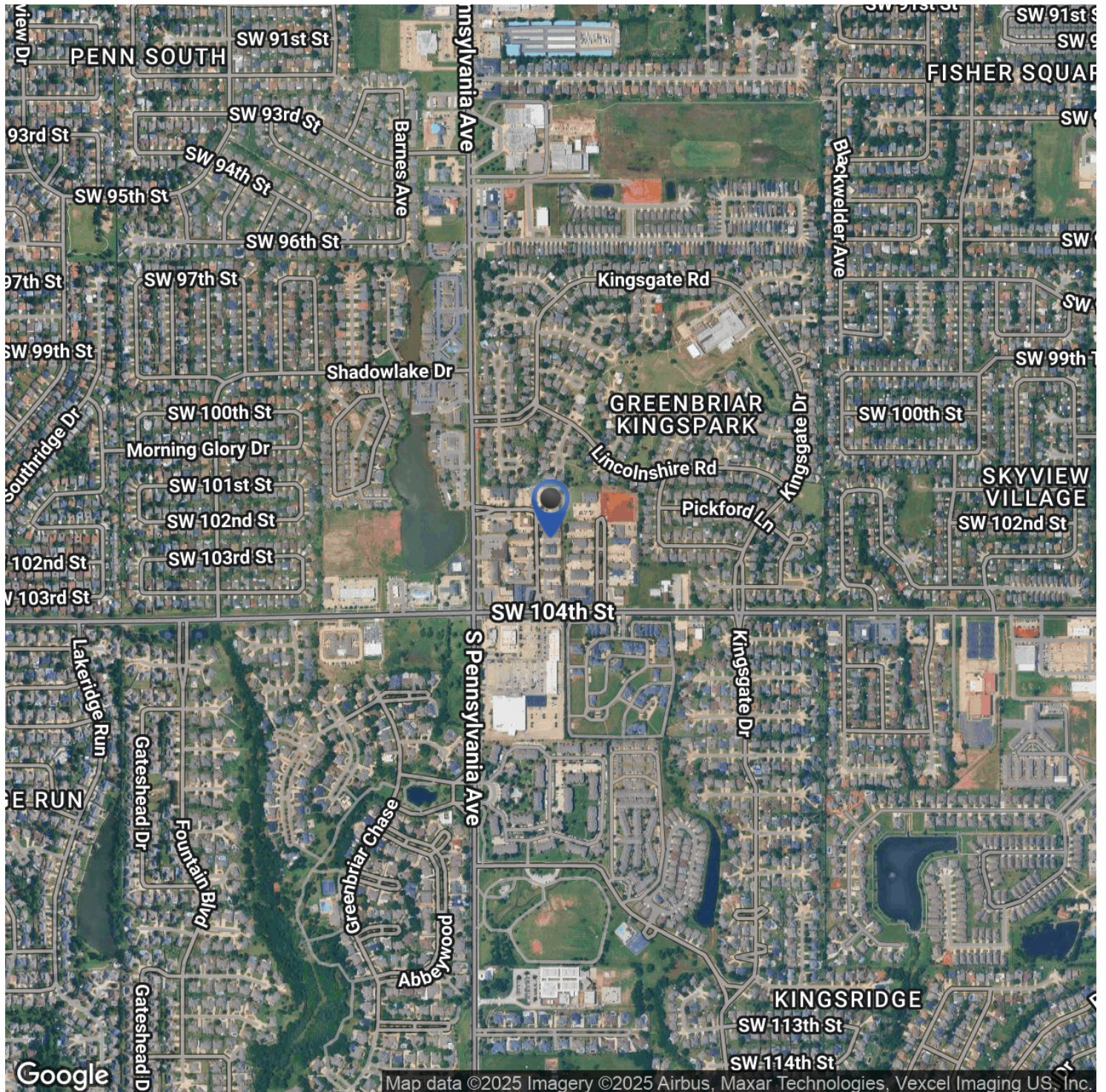


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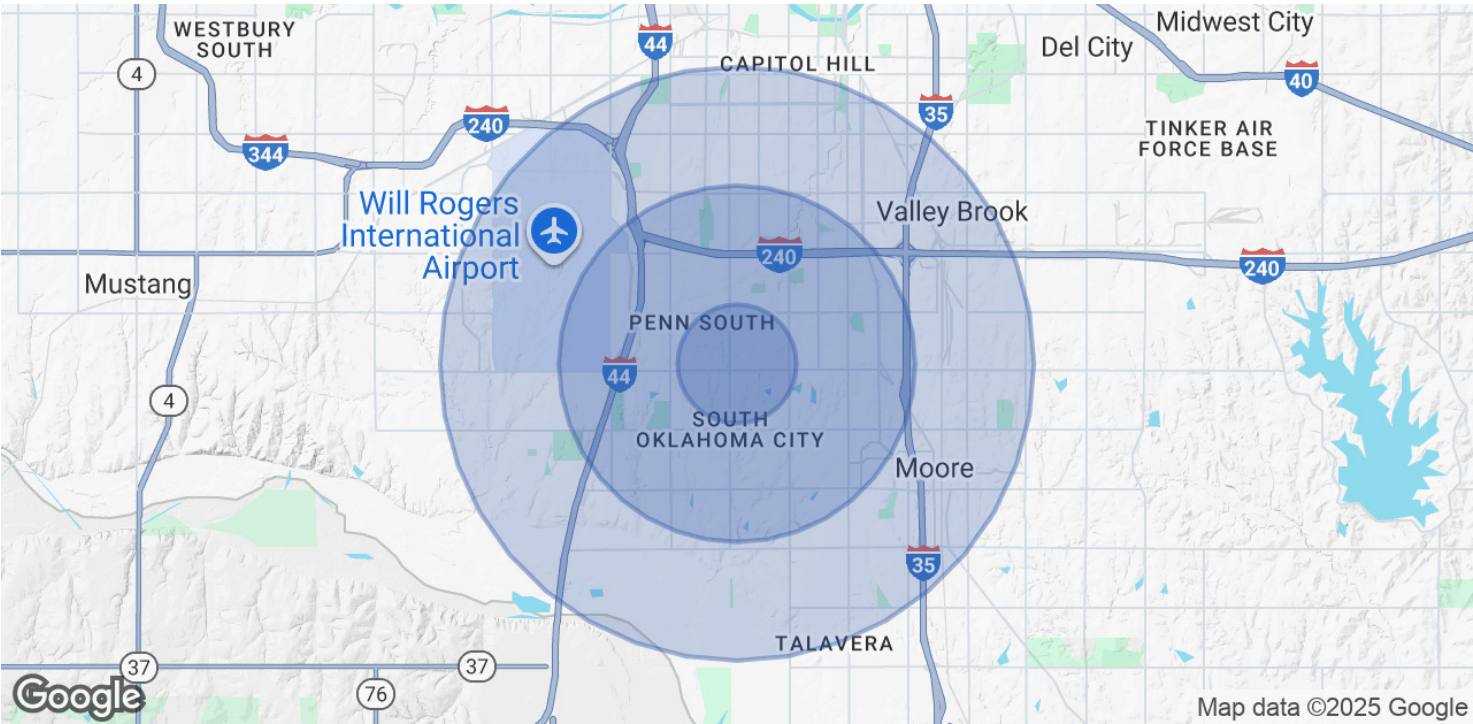
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,340	93,040	194,485
Average Age	43	39	37
Average Age (Male)	41	38	36
Average Age (Female)	44	40	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,656	36,399	71,900
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$88,282	\$82,149	\$75,402
Average House Value	\$261,958	\$221,735	\$195,347

Demographics data derived from AlphaMap