

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$749,900
Available s.f.:	2,117 SF
Lease Rate:	\$17.00/s.f. MG
Building Size:	4,235 SF
Gross Income:	\$32,829.00/annually
Renovated:	2016

PROPERTY OVERVIEW

Completely remodeled wall to wall in 2016, this professional single story office building features two separate suites with well thought out floor plans to accommodate many different office users. The office sits on N Robinson just west of Broadway Extension and just North of NW 63rd St., with convenient access to the new I-235 and I-44 interchange, close proximity to Nichols Hills, and a short commute to both Downtown OKC and Edmond.

Please inquire for additional information.

CURRENT LEASE:

- Easy Access to I-235
- Conference Room
- Large Breakroom/Kitchenette

TYLER HUXLEY
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ADDITIONAL PHOTOS



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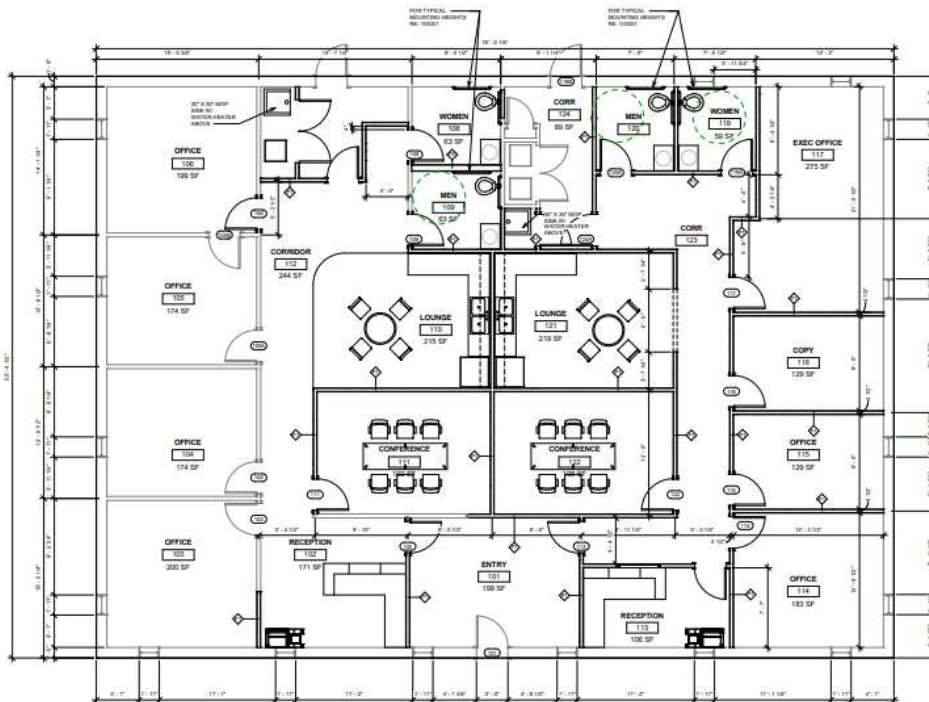
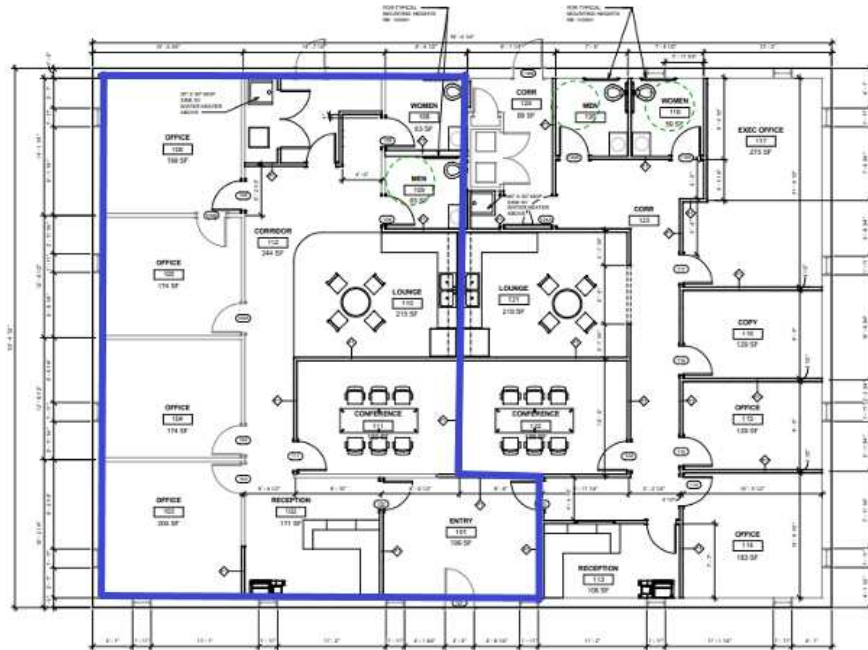
DRONE VIEW



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FLOOR PLANS



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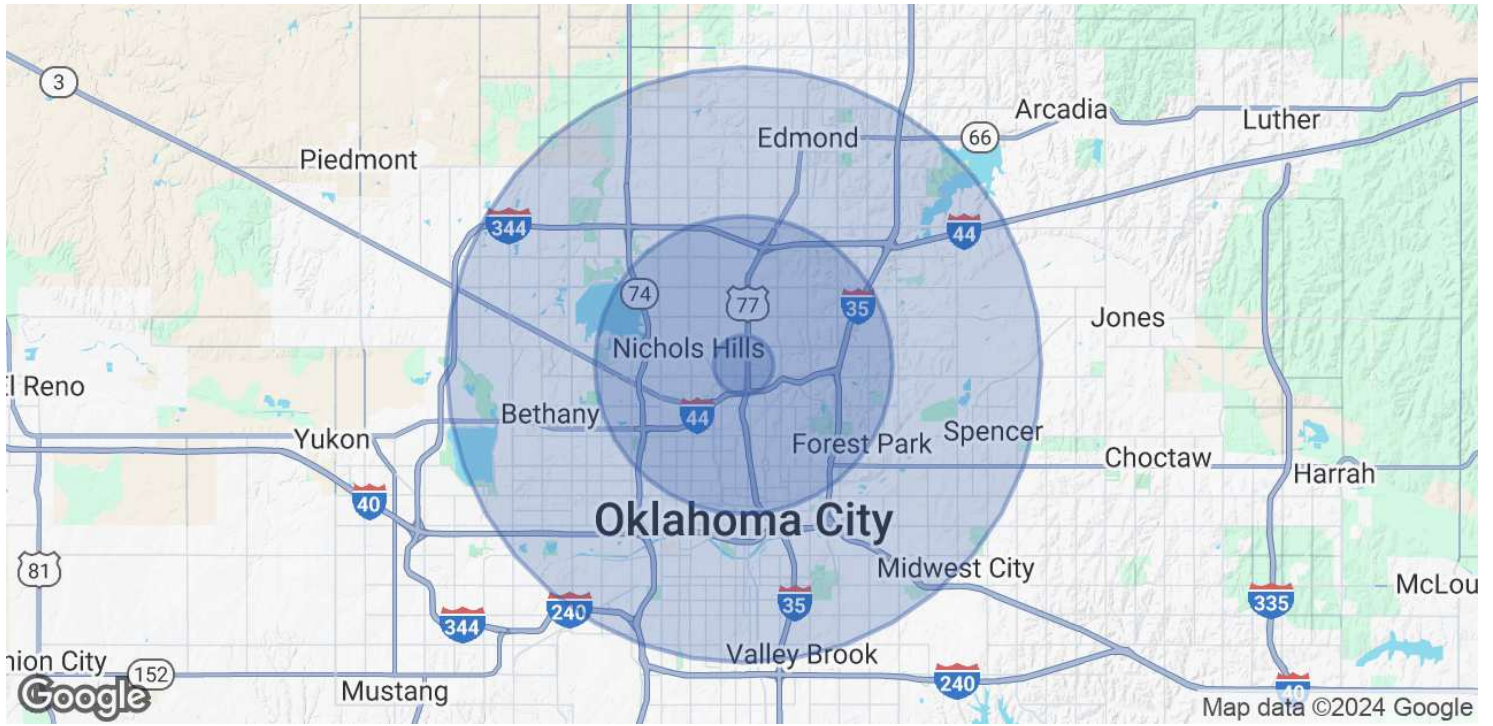
LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,482	165,563	638,392
Average age	37.8	36.3	35.5
Average age (Male)	36.8	35.7	34.4
Average age (Female)	34.5	37.1	36.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,760	84,035	281,589
# of persons per HH	2.0	2.0	2.3
Average HH income	\$83,774	\$66,789	\$68,122
Average house value	\$155,012	\$169,568	\$159,790

* Demographic data derived from 2020 ACS - US Census

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