

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$5,347,603
Price/SF	\$182.39/SF
Total Size:	29,318 SF
1113 Building Size:	7,968 SF
1117 Building Size:	8,950 SF
1121 Building Size:	12,400 SF

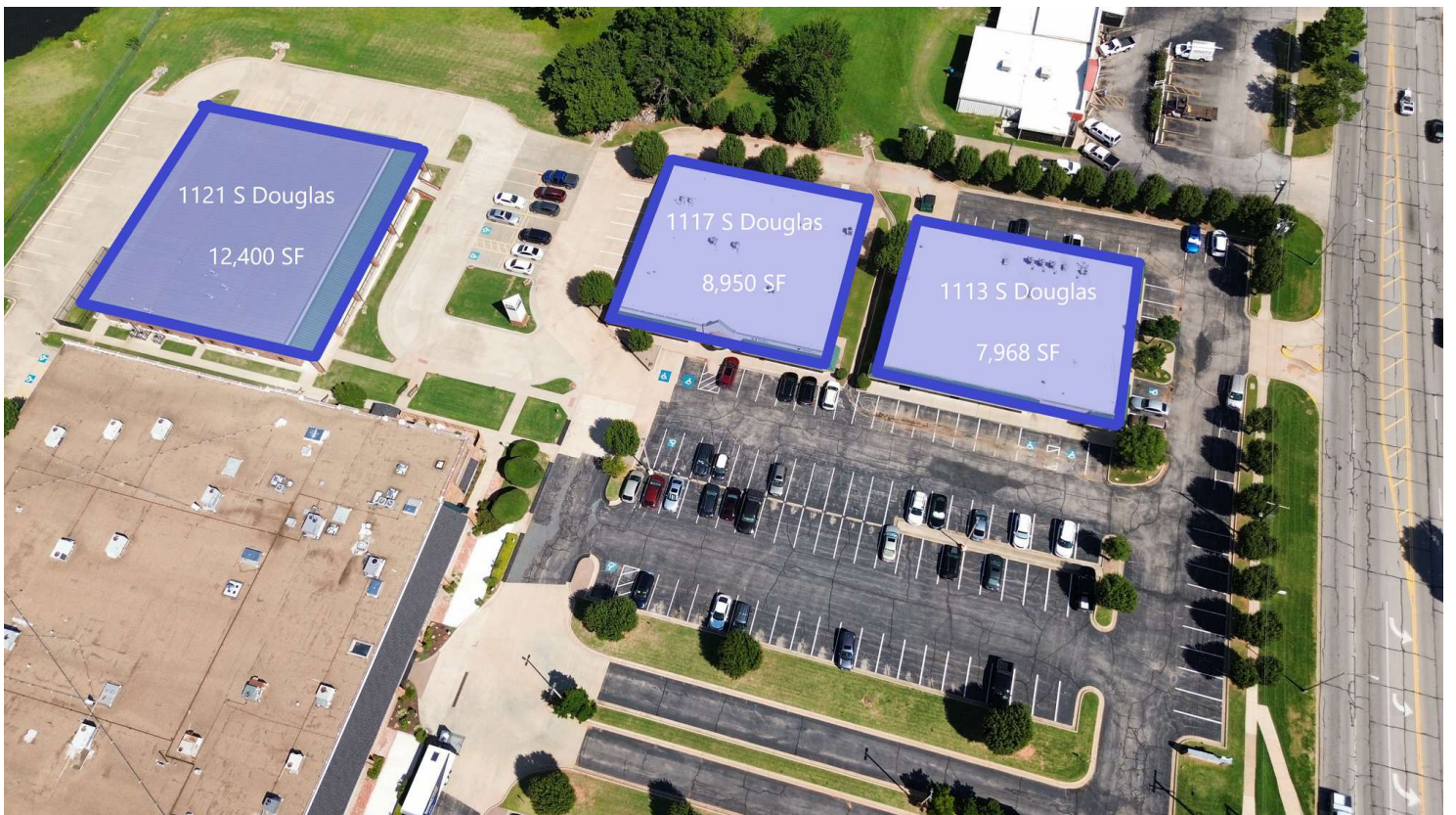
PROPERTY OVERVIEW

3 Property Portfolio Available for Sale and Lease. Three multi-tenant office buildings in a prominent Midwest city, just off S Douglas. These distinguished properties offer a range of suite configurations, providing flexible space solutions for various business needs. Featuring modern amenities, ample parking, and convenient access to major thoroughfares, it presents an excellent opportunity for investors and companies seeking a prestigious location. Ideal for professional use with strong potential for growth and visibility.

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ADDITIONAL PHOTOS



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Lease Rate:	\$19.55 SF/yr (MG)
Building Size:	7,968 SF
Available SF:	1,500 - 3,300 SF

PROPERTY OVERVIEW

Strategically positioned multi-tenant office building for sale and lease in a prominent Midwest city, just off S Douglas. This distinguished property offers a range of suite configurations, providing flexible space solutions for various business needs. Featuring modern amenities, ample parking, and convenient access to major thoroughfares, it presents an excellent opportunity for investors and companies seeking a prestigious location. Ideal for professional use with strong potential for growth and visibility.

SPACES	LEASE RATE	SPACE SIZE
Suite D	\$19.55 SF/yr	1,500 - 3,300 SF
Suite B	\$19.55 SF/yr	1,800 - 3,300 SF

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Lease Rate:	\$19.55 SF/yr (MG)
Building Size:	8,950 SF
Available SF:	1,000 SF

PROPERTY OVERVIEW

This multi-tenant office building is for lease and is in a prominent Midwest city, just off S Douglas. These distinguished properties offer a range of suite configurations, providing flexible space solutions for various business needs. Featuring modern amenities, ample parking, and convenient access to major thoroughfares, it presents an excellent opportunity for investors and companies seeking a prestigious location. Ideal for professional use with strong potential for growth and visibility.

SPACES	LEASE RATE	SPACE SIZE
Suite B	\$19.55 SF/yr	1,000 SF

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Lease Rate:	\$12/SF (MG)-\$23.50/SF(FS)
Building Size:	12,400 SF
Available SF:	2,066 - 6,000 SF

PROPERTY OVERVIEW

Available for sale or lease, this prime office building in Midwest City offers flexible space just off S. Douglas Blvd. Featuring ample parking and high visibility, it is well-suited for a variety of professional uses. Enjoy easy access and strong traffic flow in a strategic location ideal for businesses seeking prominent placement in a thriving area.

SPACES	LEASE RATE	SPACE SIZE
Suite A	\$23.50 SF/yr	6,000 SF
Suite F	\$12.00 SF/yr	2,066 SF
Suite D	\$12.00 SF/yr	2,066 SF
Suite E	\$12.00 SF/yr	2,066 SF

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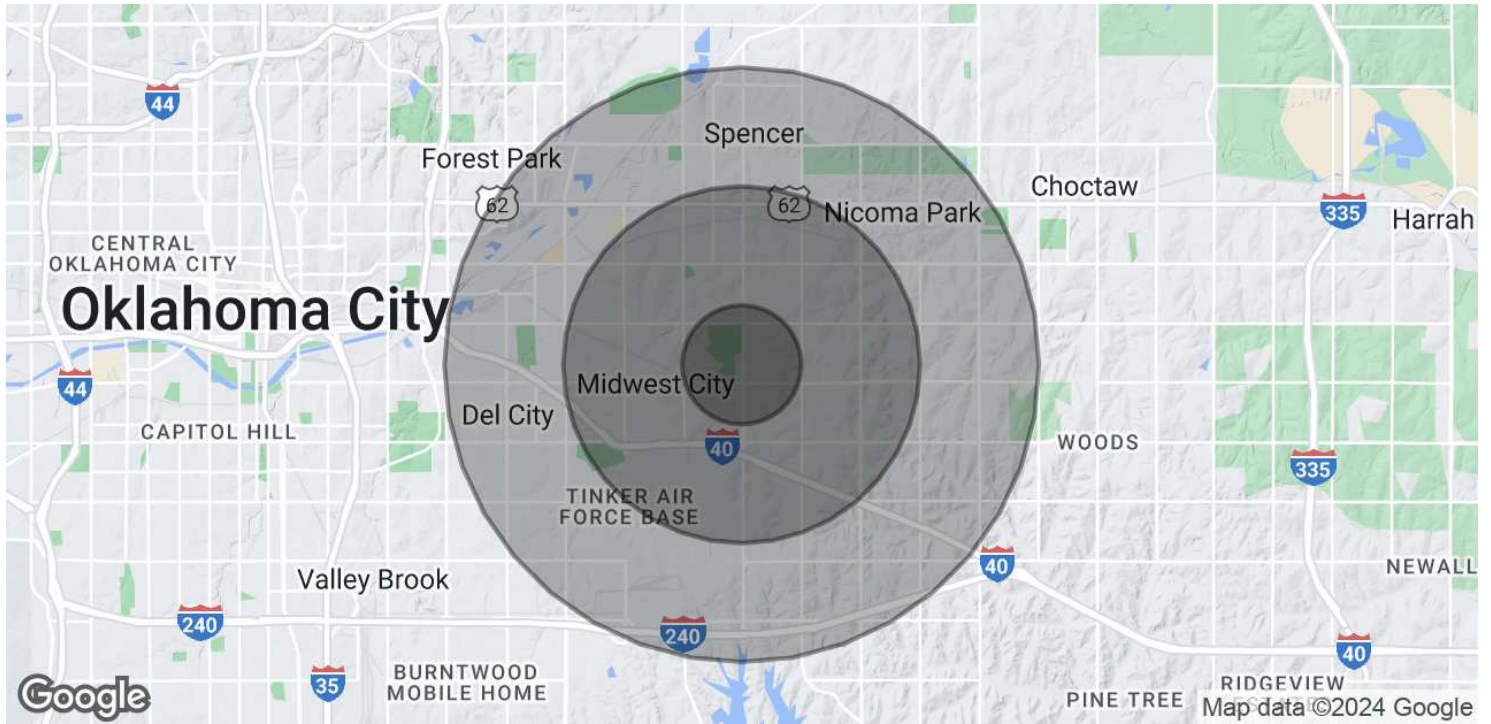
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,293	56,970	105,217
Average Age	40	39	39
Average Age (Male)	38	38	38
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,919	23,886	42,535
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$80,809	\$71,719	\$75,305
Average House Value	\$236,239	\$192,633	\$192,970

Demographics data derived from AlphaMap

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