

FOR SALE



5101 Gaillardia Corporate Pl,
Oklahoma City, OK 73142

JohnsonCommercialGroup.com



Offering Summary Property Overview

Sale Price: \$2,750,000

Price Per SF: \$280.61

Building Size: 9,800 SF

Available SF: 4,943 SF

Min Divisible: 1,600 SF

Zoning: C-0

Year Built: 2009

Class: B

Located in the prestigious Gaillardia Corporate Office Park between N. Meridian Ave. and W. Memorial Rd, this Class B office building offers professional finishes, ample parking, and a prime NW Oklahoma City address. Suites A-1 and B are fully leased, while Suite A-2 (1,600 SF) and Suite C (3,343 SF) are currently available. Tenants will benefit from close proximity to Oklahoma City's leading medical community, including Mercy, Oklahoma Heart Hospital, Integris Cancer Institute, and the Oklahoma Proton Center, as well as nearby amenities such as Quail Springs Mall, Lifetime Fitness, Martin Nature Park, and Gaillardia Golf Club. This is an excellent opportunity for businesses seeking a professional office environment with outstanding access and visibility.

Chris Johnson
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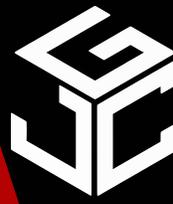
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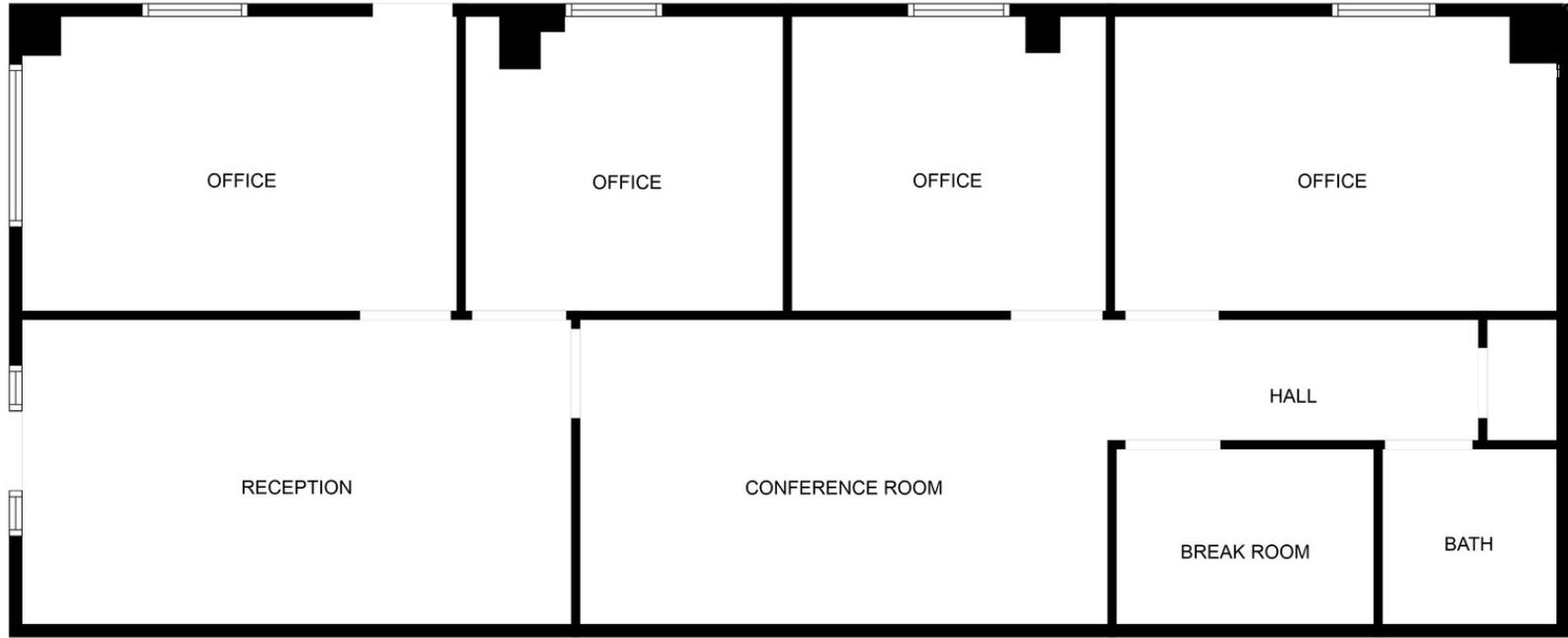
5101 Gaillardia Corp Pl, Suite A-2
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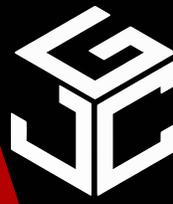
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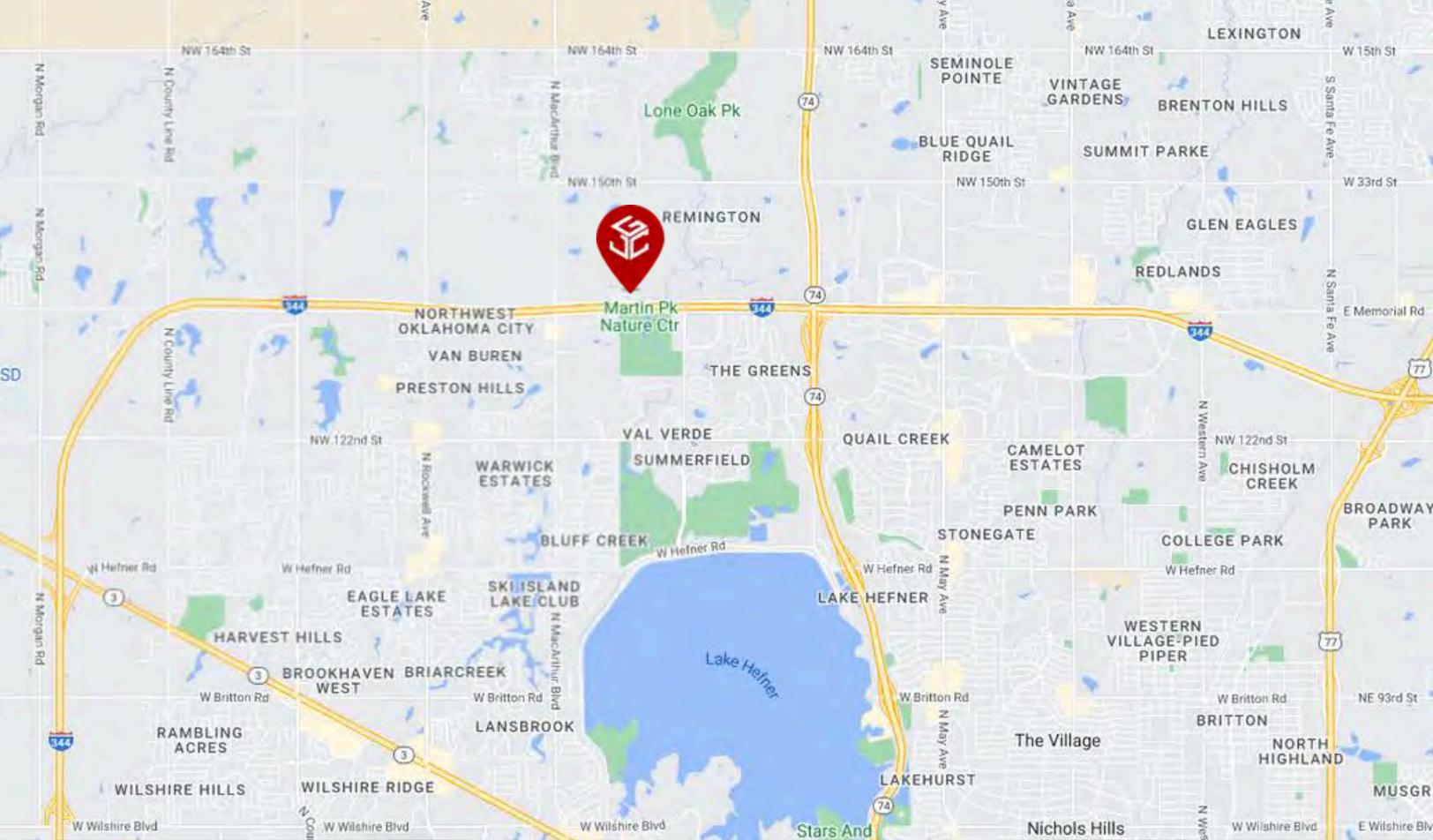
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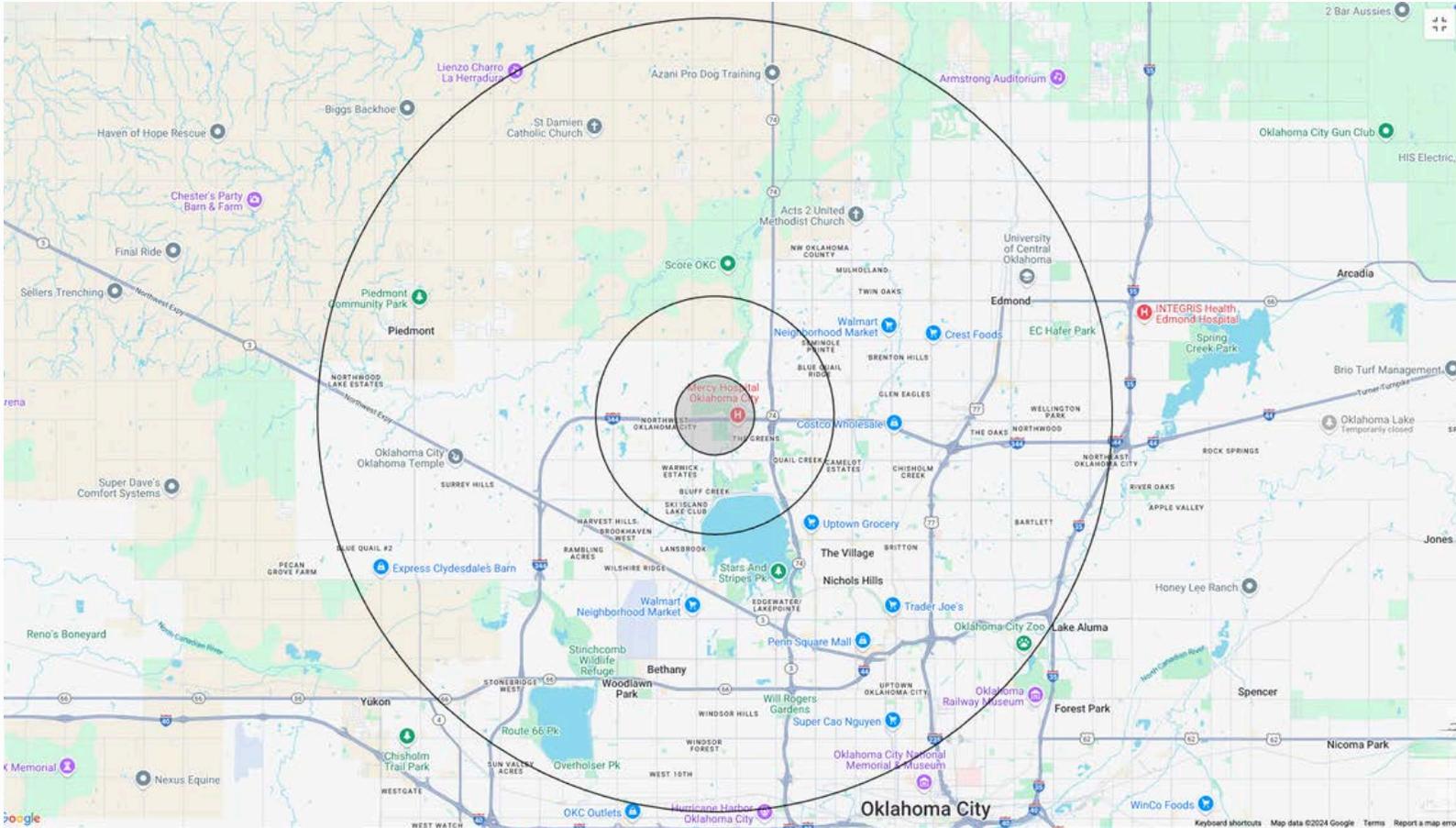


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Demographics

1 MILE

3 MILE

10 MILE

Population	5,011	58,824	500,371
Median Age	43	38	36
Employment	12,008	32,654	244,637
Households	2,285	25,461	204,660
Ave. Household Income	\$125,900	\$107,755	\$88,991
Median Home Value	\$359,663	\$266,478	\$217,933

Traffic Count

Average Daily Volume

34,644 Vehicles

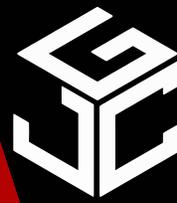
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