

PLAINS

Commercial Real Estate

OFFICE BUILDING - FOR SALE
4200 Perimeter Center, Oklahoma City, OK



INVESTMENT OPPORTUNITY
Oklahoma City, OK

PAUL STUKE // (405) 473.9721 // paul.stuke@plainscre.com

The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions, price, corrections, errors, omissions, and/or withdrawal without notice.

LOCATION:

Northwest quadrant of NW 39th St/Rte. 66 & N Tulsa Ave
4200 Perimeter Center, Oklahoma City, Oklahoma, 73112

PROPERTY HIGHLIGHTS:

- » Office Investment in OKC
- » Stabilized asset
- » Long-term tenants
- » Easy Access to I-44 & Lake Hefner Parkway
- » Great Access to Yukon
- » 78% Occupied
- » Perfect for a 1031 Exchange Buyer

LIST PRICE:

- » \$3,500,000
- » 7.75% cap rate

TRAFFIC COUNTS:

NW 39th St / Route 66: 62,019 VPD ('24)
N Tulsa Ave: 3,500 VPD ('22)

DEMOGRAPHICS:

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|----------|----------|----------|
| 2025 Population | 12,340 | 111,768 | 220,599 |
| Daytime Population | 11,574 | 114,050 | 276,792 |
| Avg. HH Income | \$75,186 | \$81,814 | \$93,605 |



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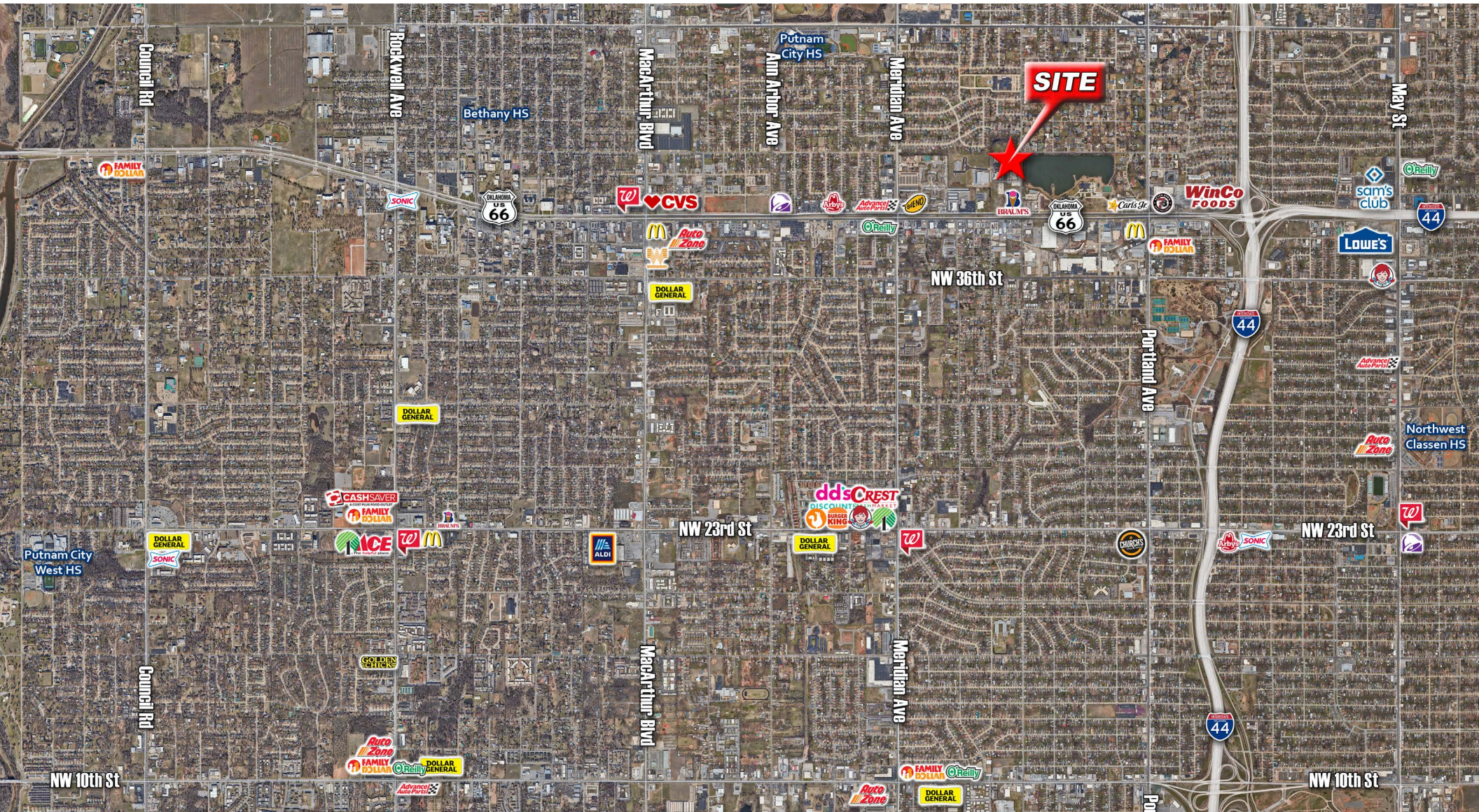
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