

9600 S. MAY AVENUE  
OKLAHOMA CITY, OK 73159

Office Building For Sale

7,556 SF on 1.37 Acres MOL

Sales Price: \$1,500,000 (\$198.52/SF)



NAIRED

COMMERCIAL  
REAL ESTATE

NAIRED

405.840.0600  
NAIRED.COM

MATTHEW PIERCE  
405.203.3636  
MATT@NAIRED.COM

CADE FLESNER  
760.889.2305  
CADE@NAIRED.COM



## PROPERTY HIGHLIGHTS

- Newly Installed Gate/Fence/Camera System
- 6+ Private Offices
- Full Bathrooms with Showers in Each Office
- 3 Car Garage currently used as Gym
- Saferoom/Tornado Shelter
- Full Kitchen
- Glass Conference Room
- Outdoor Patio overlooking Pond
- Built in 2005 & Renovated in 2018
- Zoned: SPUD-688 (O-1 Office)

## LOCATION HIGHLIGHTS

- 0.5 Mile from New OU Hospital
- 1 Mile from Amazon Warehouse
- 1 Mile from 1-44

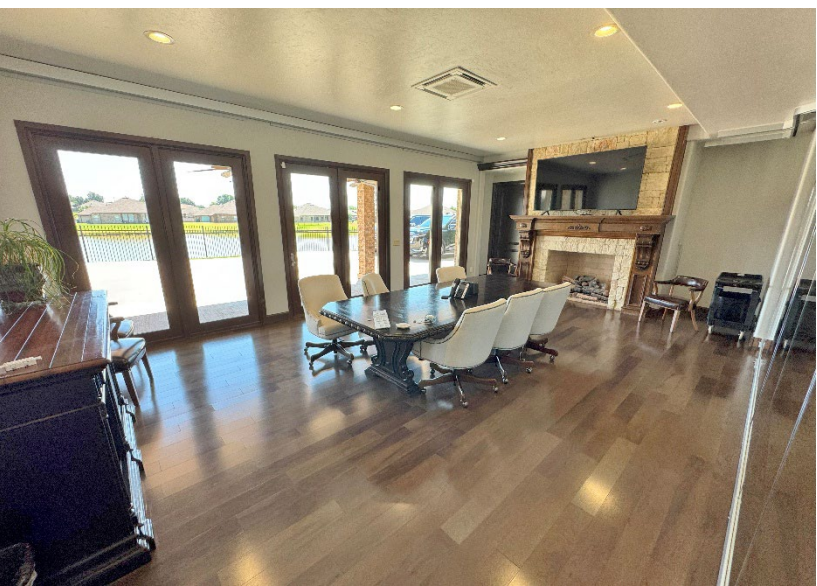
**NAIRED**

**405.840.0600**  
**NAIRED.COM**

**MATTHEW PIERCE**  
405.203.3636  
MATT@NAIRED.COM

**CADE FLESNER**  
760.889.2305  
CADE@NAIRED.COM





**NAIRED**

**405.840.0600**  
**NAIRED.COM**

**MATTHEW PIERCE**  
 405.203.3636  
 MATT@NAIRED.COM

**CADE FLESNER**  
 760.889.2305  
 CADE@NAIRED.COM





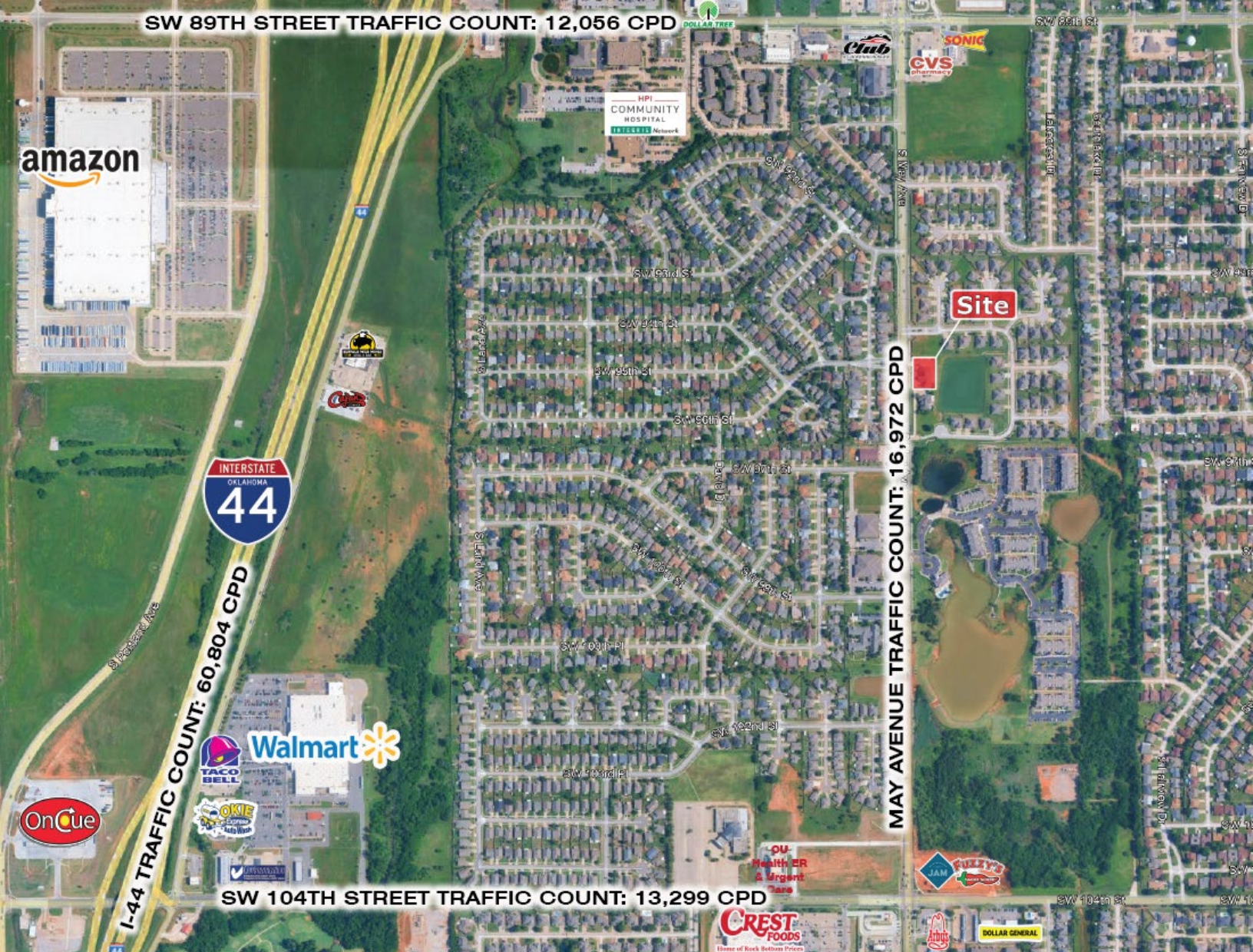
**NAIRED**

**405.840.0600**  
**NAIRED.COM**

**MATTHEW PIERCE**  
405.203.3636  
MATT@NAIRED.COM

**CADE FLESNER**  
760.889.2305  
CADE@NAIRED.COM





## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	14,489	77,817	181,811
AVERAGE HOUSEHOLD INCOME	\$75,629	\$76,067	\$67,522
TOTAL HOUSEHOLDS	5,751	29,797	67,072

**NAIRED**

**405.840.0600**  
**NAIRED.COM**

FOLLOW US @NAIRED\_CRE



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease, or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.