



OFFICE PARK FOR SALE

WILSHIRE GARDENS OFFICE PARK

425-437 West Wilshire Boulevard, Oklahoma City, OK 73116



GARRETT MCGINNIS

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SEPTEMBER 09, 2026

FOR SALE



OFFERING SUMMARY

Sale Price:	\$2,350,000
Building Size:	19,443 SF
Number of Buildings:	4
Price / SF:	\$120.87
Cap Rate:	7.34%
NOI:	\$172,409
Year Built:	1983
Renovated:	2022

PROPERTY OVERVIEW

Discover a unique purchase opportunity in this exceptional office complex, featuring four free-standing buildings thoughtfully connected by a central courtyard. Designed to balance privacy and collaboration, the property offers flexible lease options and a variety of floor plans to suit teams of all sizes. The courtyard provides a serene outdoor space that fosters connection, creativity, and a sense of community among tenants. Whether you're a startup seeking modern flexibility or an established company looking for a refreshing environment, this versatile workspace is designed to elevate your business.

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Income & Expenses

INCOME SUMMARY

GROSS INCOME	\$267,495
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EXPENSES SUMMARY

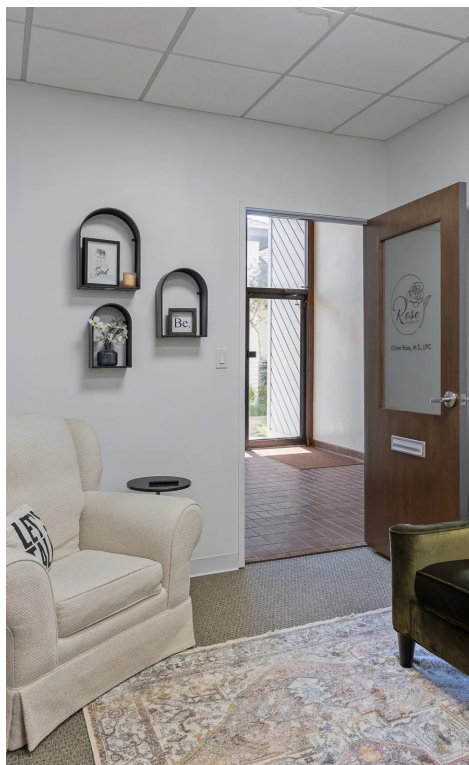
Insurance	\$23,945
Taxes	\$14,953
Repairs & Maintenance	\$7,660
Utilities	\$23,591
Contract Expenses (Janitorial/Lawn Care/etc.)	\$23,644
Administrative Expense	\$1,293
OPERATING EXPENSES	\$95,085
NET OPERATING INCOME	\$172,409



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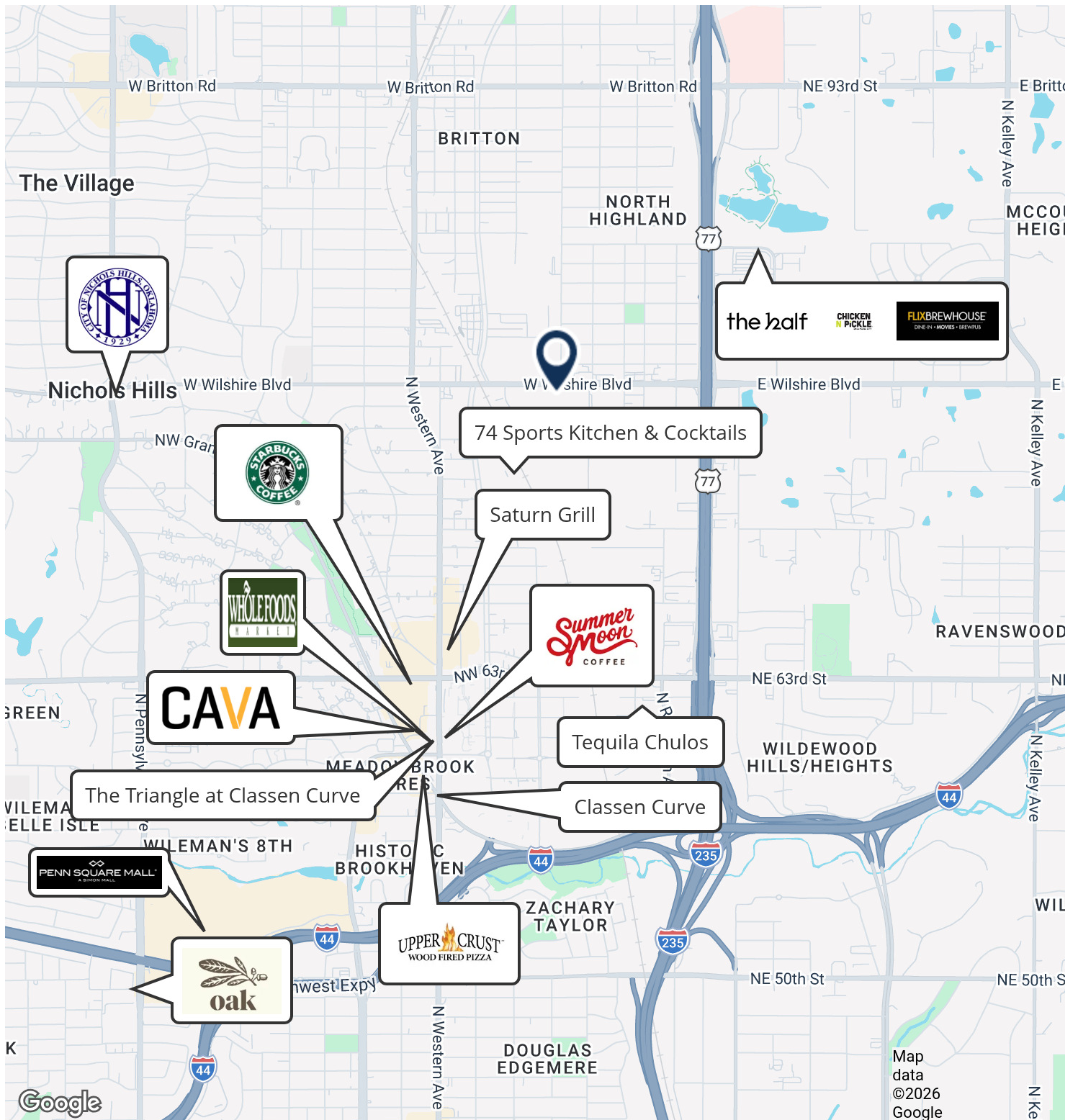
Additional Photos



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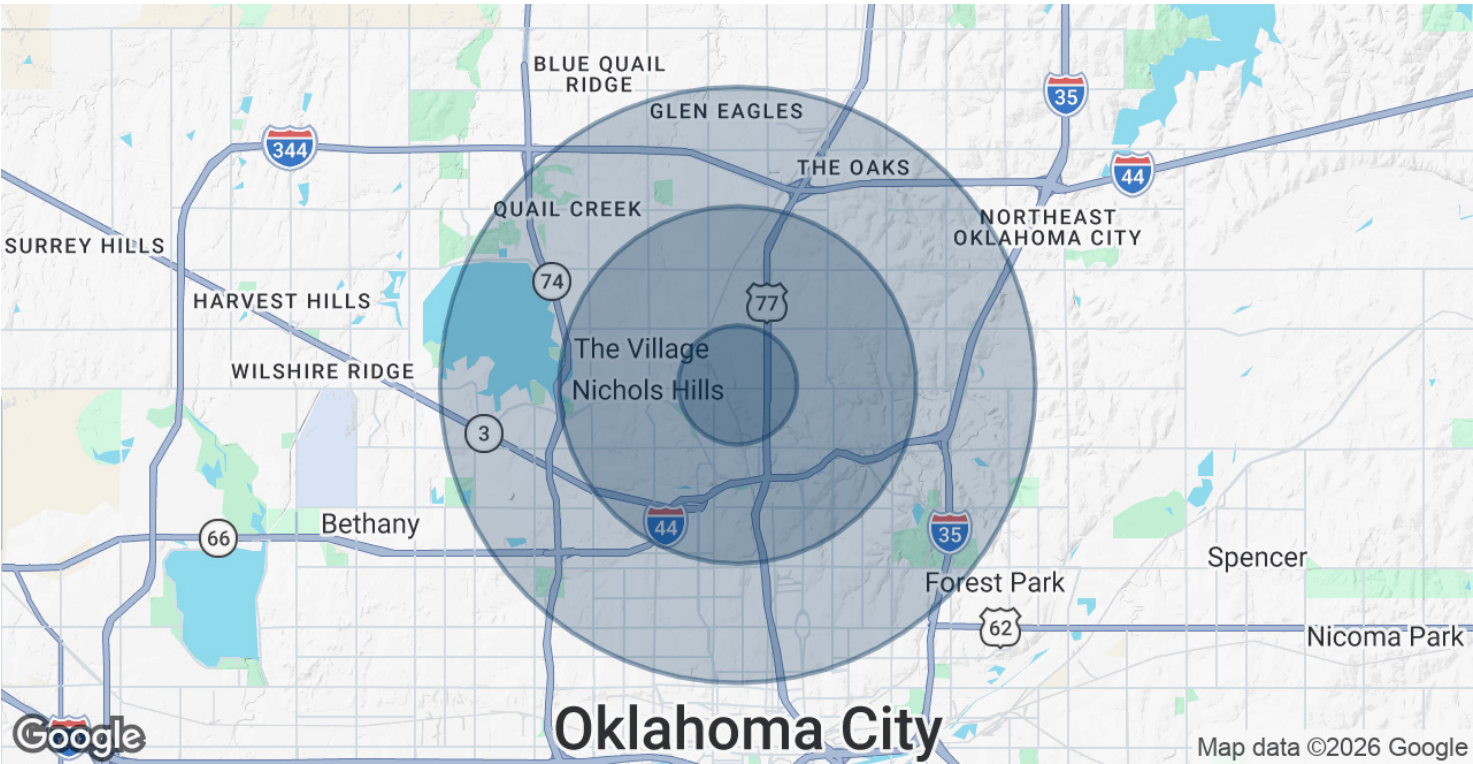
Retailer Map



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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,982	57,440	160,960
Average Age	35.5	38.7	37.5
Average Age (Male)	37.5	38.1	37.0
Average Age (Female)	36.3	39.8	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,032	27,644	76,618
# of Persons per HH	2.3	2.1	2.1
Average HH Income	\$99,713	\$105,296	\$93,702
Average House Value	\$329,770	\$310,626	\$283,491

2023 American Community Survey (ACS)

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