

EXECUTIVE SUMMARY

1517 SOUTHEAST 44TH STREET

Oklahoma City, OK 73129



OFFERING SUMMARY

Sale Price:	\$1,120,000
Building Size:	14,000 SF
Lot Size:	1.08 Acres
Clear Height:	12' - 14'
Zoning:	I-2

LOCATION OVERVIEW

Conveniently located directly off Southeast 44th Street less than a quarter mile from Interstate 35

PROPERTY HIGHLIGHTS

- Red iron design enables flexible customization to accommodate the specific needs of any business
- High visibility provided from proximity to Interstate 35
- Spacious lot offers abundant parking for employees and visitors
- Strategically located in the heart of Oklahoma City
- 160 feet of prime frontage along Southeast 44th Street
- Easy access and proximity to key amenities and transportation links
- Well-maintained and recently updated



Adept Commercial Real Estate, LLC
1 NE 2nd Street, Suite 101
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Andrew Hwang, Esq
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ADDITIONAL PHOTOS

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ANDREW HWANG, ESQ

Co-Founder & Partner

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Direct: **734.223.6284**

OK #170740

PROFESSIONAL BACKGROUND

Andrew Hwang serves as the Co-Founder and Managing Partner for ADEPT Commercial Real Estate and is an Of Counsel Real Estate Attorney with Riggs, Abney, Neal, Turpen, Orbison & Lewis. Andrew is a real estate professional with fourteen years of experience in commercial real estate investments, brokerage, and development. He is married to his wife, Sophia, and together, they have three young children named Andrew Jr, Ezekiel and Audrey.

Recent Transactions:

Glen Eagles Shopping Center - \$3.75M | Central Plaza Student Housing - \$6.8M | LSB Chemicals Corporate Office (3 properties) - \$4M | IronGate Industrial Park (6 properties) - \$2.5M | Automobile Alley Portfolio (3 properties) - \$2.89M | NE 7th & Oklahoma - \$1.58M | Retail Portfolio in Del City, OK (11 properties) - \$2.3M | Individual Assurance Company Portfolio - \$3M | FLC Acquisitions (3 properties) - \$4M | 8th Street Market - \$1.2M | Okie Car Wash Site - \$1.1M | UKC Portfolio (3 properties) - \$1.05M | Medical Building Portfolio (RMO & ComFoCare) - \$1.55M | Timberbrooke Professional Center - \$3M | Plaza Garage - \$1.225M | 1720 National Development - \$2.5M | RBA Architects - \$1.73M | Eagle Lane Portfolio - \$1.25M | Baker Hughes Portfolio - \$1.6M | Emerson South High School Lease

EDUCATION

University of Michigan-Ann Arbor - BA Economics
University of Oklahoma College of Law - Juris Doctor

MEMBERSHIPS

Oklahoma Bar Association | Urban Land Institute | Commercial Real Estate Council | International Council of Shopping Centers | Leadership OKC Class XXXVI - Alumni | University of Michigan-OKC Alumni Association - President | University of Michigan-OKC Scholarship Endowment - Trustee | Frontline Church - Finance Council | Ronald McDonald House Charities - Board of Directors

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CODY BEAT

Advisor

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PROFESSIONAL BACKGROUND

Upon graduating from college, Cody Beat embarked on his professional journey in the Oklahoma City real estate sector. He initially served as an Environmental Health & Safety Specialist at a prominent commercial real estate firm in the city. Drawing upon his knowledge of the commercial property management sector, he later transitioned to the brokerage realm. With his meticulous attention to detail and profound understanding of marketing, specializes in promoting commercial properties across a diverse array of traditional and digital channels. His primary focus lies in delivering exceptional representation for landlords and sellers. Notable clients in Cody's portfolio of clients include Heartland Development, London Investments, and Overland Charters.

Cody is married to his wife, Jessica, and they are blessed with a daughter named Adalyn, as well as two canine companions, Moose and Rocky. Both enthusiasts of golf, they are proud members of the Greens Golf & Country Club. In his leisure time, Cody delights in the outdoors, fitness activities, and the art of woodworking.

Career Highlights:

12701 N Santa Fe Avenue - \$43,000,000 | 3000 N Hemlock Circle - \$16,090,000 | 5500 SE 59th Street - \$5,100,000 | 6205 S Sooner Road - \$3,275,000 | NW 63rd & Council 90 Acres - \$3,150,000 | 6209 & 6417 S Sooner Road - \$2,900,000 | 4820 SW 20th Street - \$2,350,000 | 3000 N Hemlock Circle - 193,000 SF | 10500 W Reno - 84,000 SF | 16 S Penn Ave - 50,000 SF | 120 N Vermont - 48,500 SF | 306 N Meridian Ave - 25,000 SF

EDUCATION

University of Central Oklahoma - Bachelor of Science in Industrial Safety and Marketing

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