

9600 S. MAY AVENUE  
OKLAHOMA CITY, OK 73159



Office Building For Sale or Lease

7,556 SF on 1.37 Acres MOL

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

Lease Price: \$17.50/SF NNN  
NNN Charges: \$4.00/SF

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## PROPERTY OVERVIEW

TOTAL SF	7,556 SF
LOT SIZE	1.37 ACRES +/-
YEAR BUILT	2005 & RENOVATED 2018
ZONING	SPUD-688 (O-1 OFFICE)

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

## DEMOGRAPHICS



### POPULATION

1 MILE: 14,489  
 3 MILES: 77,817  
 5 MILES: 181,811



### AVERAGE HOUSEHOLD INCOME

1 MILE: \$75,629  
 3 MILES: \$76,067  
 5 MILES: \$67,522



### TOTAL HOUSEHOLDS

1 MILE: 5,751  
 3 MILES: 29,797  
 5 MILES: 67,072



1.5 MILES FROM I-44  
 2 MILES FROM I-240  
 6 MILES FROM I-35

# 9600 S. MAY AVENUE



# 9600 S. MAY AVENUE AERIAL

