



SOUTHWEST MEDICAL TOWER | FOR SALE

1044 SW 44TH ST, OKLAHOMA CITY, OK 73109

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SOUTHWEST MEDICAL TOWER / FOR SALE

PROPERTY OVERVIEW

Southwest Medical Tower, located at 1044 SW 44th St in Oklahoma City, is a well-positioned multi-tenant office building ideally suited for medical and professional users. The six-story, ±64,542 SF Class B property offers a flexible suite layout.

Originally built in 1973, the building was recently vacated and closed to accommodate a total remodel. Completed improvements include:

- Updated electrical panels
- Rewired to support the entire building on generator
- Replaced main electrical distribution panel
- Upgraded electrical to chiller and elevator equipment
- New cooling tower
- New cast iron drain pipes throughout
- Automated HVAC system (web-based)

Supported by ample surface parking, the building provides convenience for both tenants and visitors. Positioned along a high-visibility corridor with strong access to major thoroughfares, Southwest Medical Tower benefits from consistent traffic flow and proximity to surrounding residential neighborhoods.

DETAILS

Sale Price	\$7,500,000
Building Size	±64,542
Price/SF	\$116/SF
Year Built	1973
Lot Size	1.85 Acres
Market	Oklahoma City

