

8200 S. WALKER AVENUE
OKLAHOMA CITY, OK 73139



Office Building For Sale or Lease

10,918 SF on 1.22 Acres MOL

Sales Price: \$1,800,000

6,379 SF For Lease

Lease Price: \$22.00/SF NNN

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PROPERTY OVERVIEW

TOTAL SF	10,918 SF
LOT SIZE	1.22 ACRES +/-
YEAR BUILT	2018
ZONING	Commercial

- 6,379 SF of Shell Space
- Established Physical Therapy Tenant (2,085 SF)
- Great Lobby
- Ample Parking
- Just 10 Minutes South of Downtown Oklahoma City
- Close Proximity and Easy Access to I-240 and I-35
- Located in a Premier Medical Office Complex

DEMOGRAPHICS



POPULATION

1 MILE: 13,985
 3 MILES: 92,311
 5 MILES: 196,041



AVERAGE HOUSEHOLD INCOME

1 MILE: \$82,441
 3 MILES: \$74,986
 5 MILES: \$69,330



TOTAL HOUSEHOLDS

1 MILE: 5,472
 3 MILES: 36,049
 5 MILES: 76,622



0.80 MILES FROM I-240
 2.5 MILES FROM I-44
 2.8 MILES FROM I-35
 6.5 MILES FROM I-40

8200 S. WALKER AVENUE AERIAL

