

**317 SW C Ave.
Lawton, OK 73501**

OFFICE SPACE FOR LEASE



OFFERING SUMMARY

Available SF:	±3,250 SF
Lease Rate:	\$3,295 per month (MG)
Year Built:	1973
Building Size:	±3,250 SF
Zoning:	CBD

PROPERTY OVERVIEW

±3,250 sf professional office space available for lease in the heart of downtown Lawton, OK. The office suite features 10+ private offices, a large reception area, conference room and a training room. This space includes a private entrance, rear parking, ADA-compliant restroom, additional restroom, kitchenette, mail room, and dedicated storage areas. Separate entrance in rear of building. Nearby businesses include: Central Plaza, Lawton City Hall, BancFirst, FISTA Innovation Park, Comanche County Courthouse, Boomerang Diner, Complete Eye Care, Edward's Men's Wear, and Ben & Jay's Pizzeria.

PROPERTY HIGHLIGHTS

- 10+ private offices
- Across the street from FISTA Innovation Park and blocks away from Comanche County Courthouse.

MELISSA BUSSE

580.353.6100
mbusse@insightbrokers.com

Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior sale or withdrawal.

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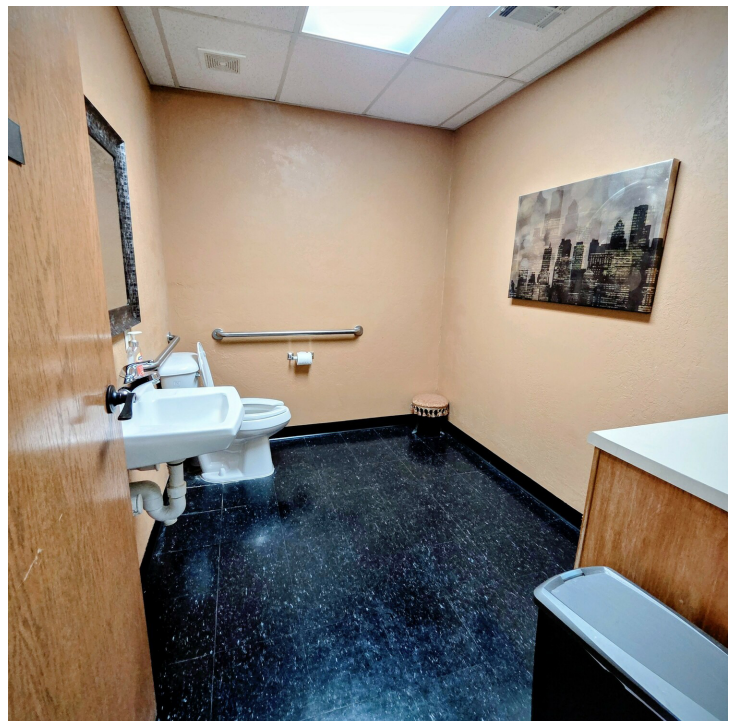


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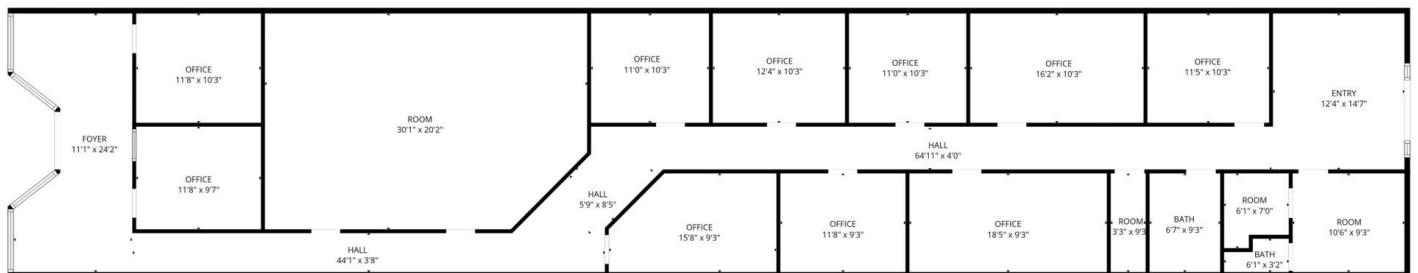
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317 SW C AVE - LAWTON



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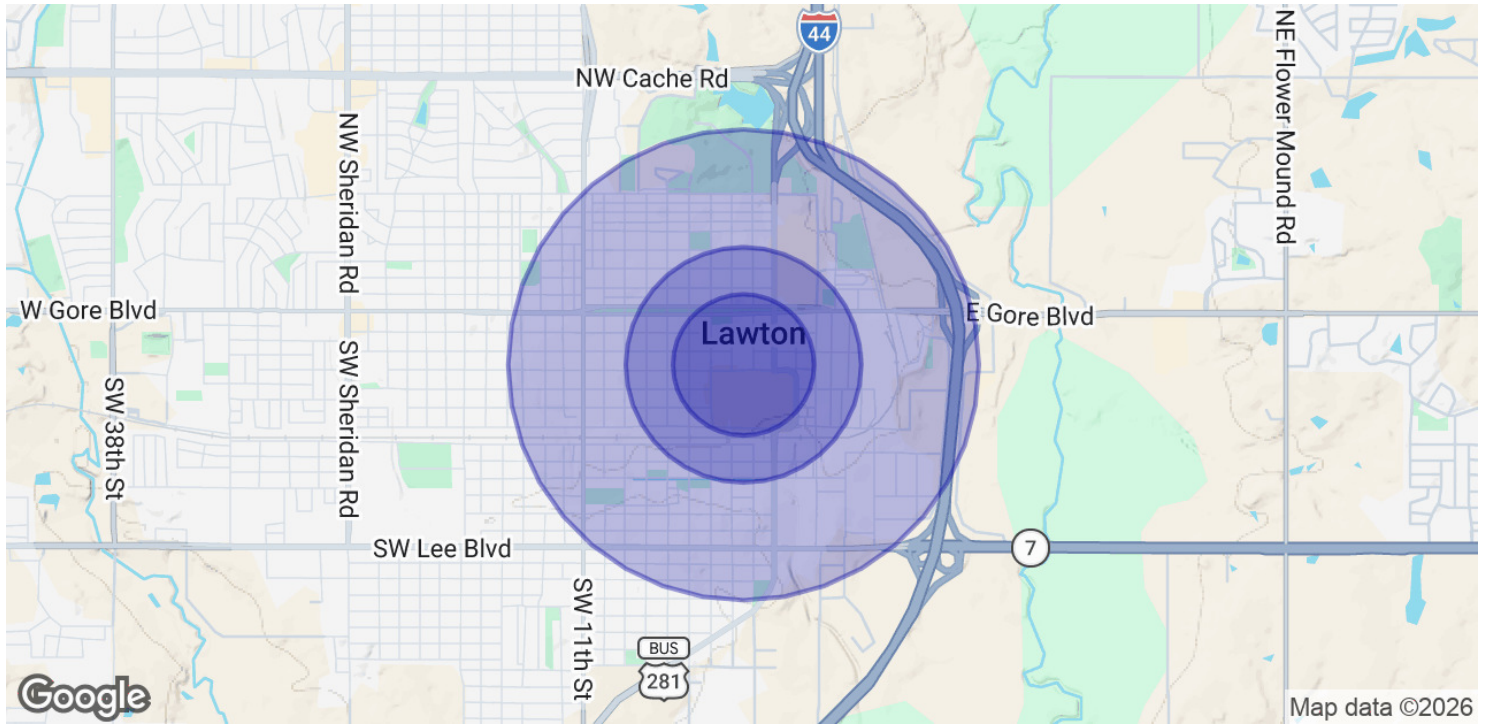
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	470	1,356	4,615
Average Age	41	40	41
Average Age (Male)	39	38	40
Average Age (Female)	45	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	196	596	2,112
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$31,454	\$41,528	\$45,838
Average House Value	\$71,739	\$90,107	\$110,625

2020 American Community Survey (ACS)

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