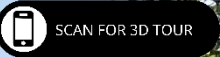


1301 S.E. 59TH STREET
OKLAHOMA CITY, OK 73129



Office Building For Sale
12,830 SF on 2.54 Acres MOL
Sales Price: \$1,650,000

NAIRED COMMERCIAL
REAL ESTATE
405.840.0600 | NAIRED.COM

BOB SULLIVAN, CCIM
405.641.9798
RSULLIVAN@CCIM.NET

CLARK EVERETT
405.985.8424
CLARK@NAIRED.COM



PROPERTY OVERVIEW

TOTAL SF	12,830 SF
LOT SIZE	2.54 ACRES +/-
YEAR BUILT	1980
ZONING	I-2, Moderate Industrial

- 20 Offices
- 3 Conference Areas
- New Roof
- Updated Plumbing
- 78 Parking Spaces
- Large Offices have Great Natural Light
- Large Meeting or Operations Areas
- Sprinklered and Ethernet Ready
- Executive Suite with Private Restroom
- 12 Minutes to Downtown OKC
- 12 Minutes to Will Rogers World Airport

DEMOGRAPHICS



POPULATION

1 MILE: 5,466
3 MILES: 69,202
5 MILES: 227,079



AVERAGE HOUSEHOLD INCOME

1 MILE: \$46,698
3 MILES: \$53,985
5 MILES: \$61,784



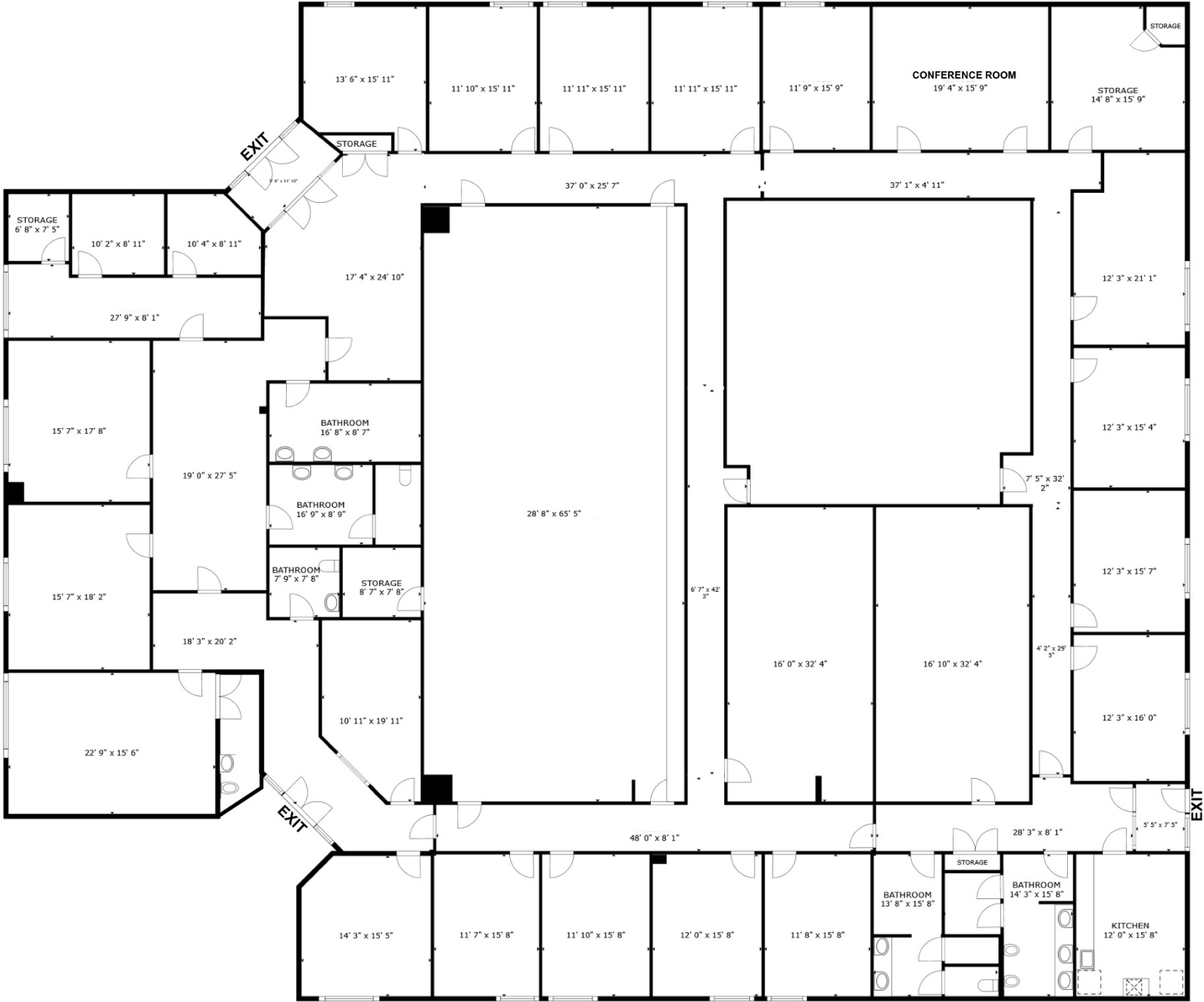
TOTAL HOUSEHOLDS

1 MILE: 1,830
3 MILES: 25,490
5 MILES: 85,089



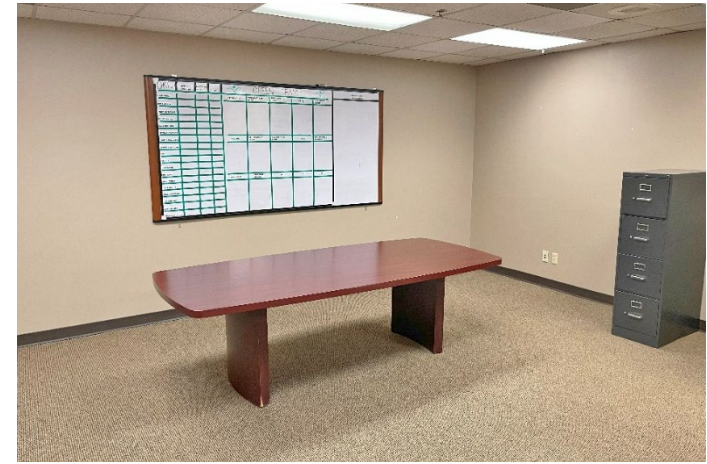
0.40 MILES FROM I-35
1.7 MILES FROM I-240
3.8 MILES FROM I-40

1301 S.E. 59TH STREET SITE PLAN



1301 S.E. 59TH STREET

Highly accessible office building is available in south Oklahoma City just off I-35. This 12,830 SF building is in excellent shape with a new roof, updated plumbing, and 78 parking spaces. Nicely sized offices with excellent natural light line the perimeter of the building, and include an executive suite with a private bathroom. The interior of the building has large spaces that can be used for large meeting rooms, operations, cubicle setup, or can be converted to specific uses for your business. The sprinklered and ethernet-ready building has approximately 675 amps of electricity coming into the building along with security, irrigation, and fire control infrastructure. The mechanical room includes server racks and low-voltage wiring.



1301 S.E. 59TH STREET AERIAL

