



OFFERING SUMMARY

Available SF:	4,350 SF
Lease Rate:	\$21.00 SF/yr (MG) plus Taxes & Insurance
Lot Size:	0.44 Acres
Year Built:	1984
Building Size:	4,350
Renovated:	2018
Zoning:	C-2
Market:	Newcastle
Submarket:	Oklahoma City

PROPERTY OVERVIEW

This sleek, modern office building was completely remodeled in 2018 and provides a turnkey, thoughtfully designed workspace that balances collaborative functionality with private, focused environments. Interior finishes include luxury vinyl flooring and black granite tile throughout, complemented by all-new mechanical systems. The layout features a professional reception and waiting area, a large open multipurpose workspace currently configured with 11 workstations (with room to grow), a built-in printing station, and storage. 4 executive offices with glass-walls and the windows provide an open feel while maintaining privacy. The conference room constructed with nine concrete walls and ceiling offers exceptional security and sound insulation, complete with a wet bar, 70-inch TV/monitor, and sound bar. Additional amenities include 3 ADA restrooms, a full kitchen/break room with refrigerator, gas range, and island, a large janitorial closet, covered Porte cochere, rear patio overlooking mature trees. Additional parking is available, allowing for future expansion and continued business growth.

PROPERTY HIGHLIGHTS

- Complete remodel 2018, luxury vinyl flooring, black granite tile and all new mechanicals throughout and more.
- Reception/Waiting area, Large multipurpose room (open concept) 11 workstations.
- 4 Executive offices and Conference room with wet bar, 70 in TV/Monitor and sound bar.
- Full Kitchen/breakroom with refrigerator, gas range and island.

GAYLA ARTMAN

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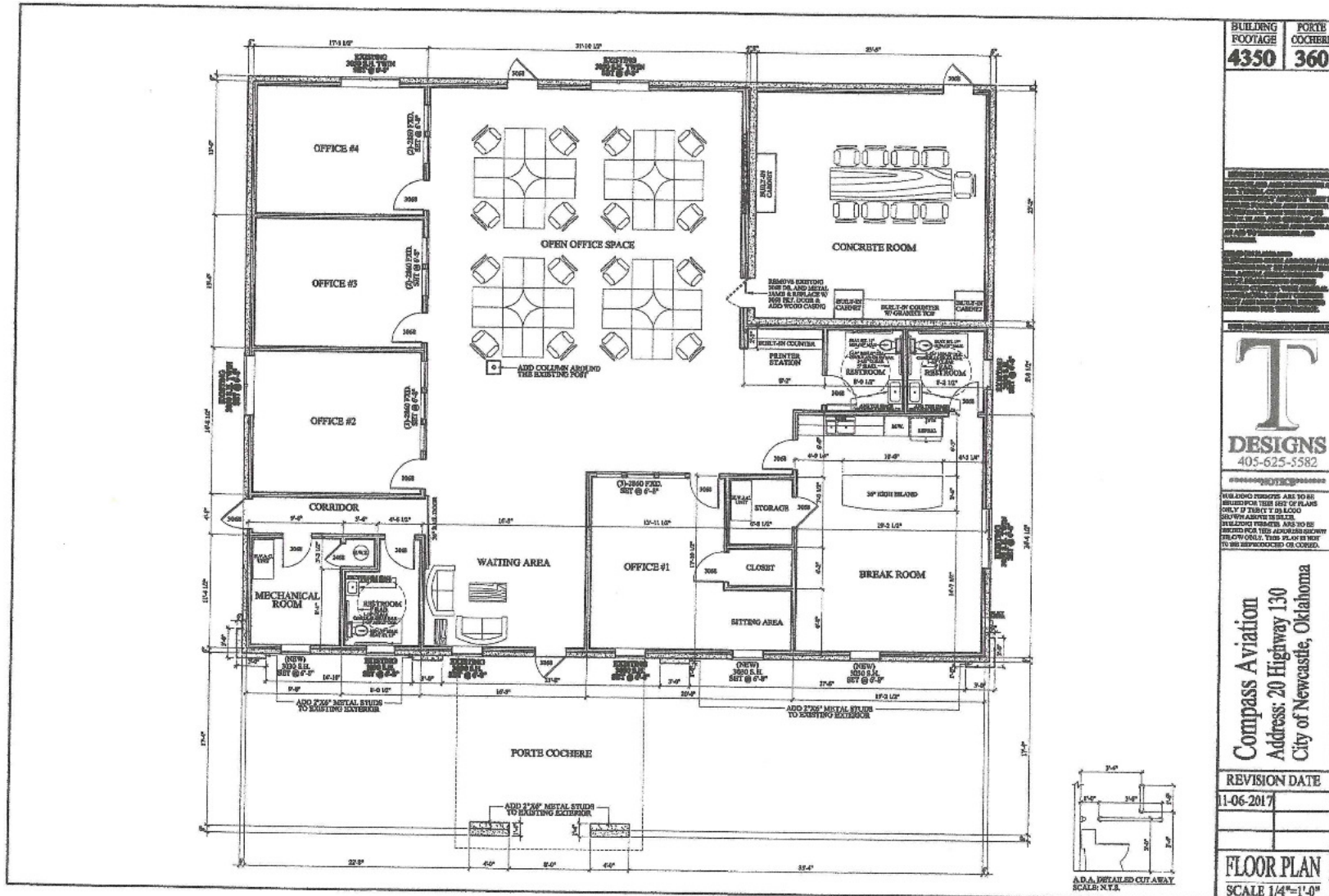
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20 STATE HIGHWAY 130

20 STATE HIGHWAY 130, NEWCASTLE, OK 73065



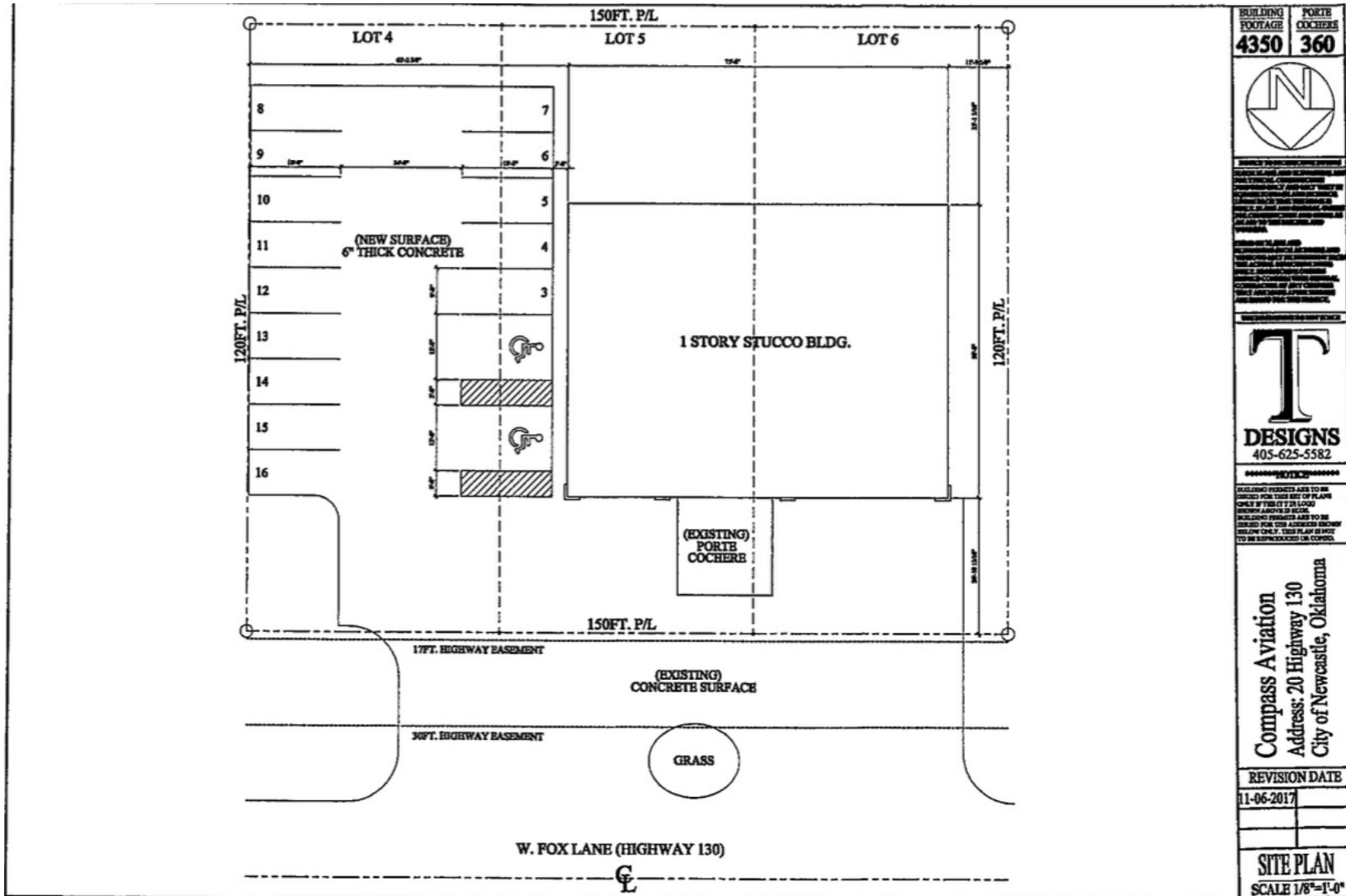
BUILDING FOOTAGE 4350	PORTE COCHERE 360
<p>T DESIGNS 405-625-5582</p> <p>NOTICE: BUILDING PURPOSES ARE TO BE REVIEWED FOR THIS SET OF PLANS ONLY IF THE CITY OF OKLAHOMA SHOWS APPROVAL TO BE BUILT. BUILDING CONTRACTORS ARE TO BE ADVISED FOR THE APPROVALS ONLY. THIS PLAN IS NOT TO BE REPRODUCED OR COPIED.</p>	
<p>Compass Aviation Address: 20 Highway 130 City of Newcastle, Oklahoma</p>	
<p>REVISION DATE 1-06-2017</p>	
<p>FLOOR PLAN SCALE 1/4"=1'-0"</p>	

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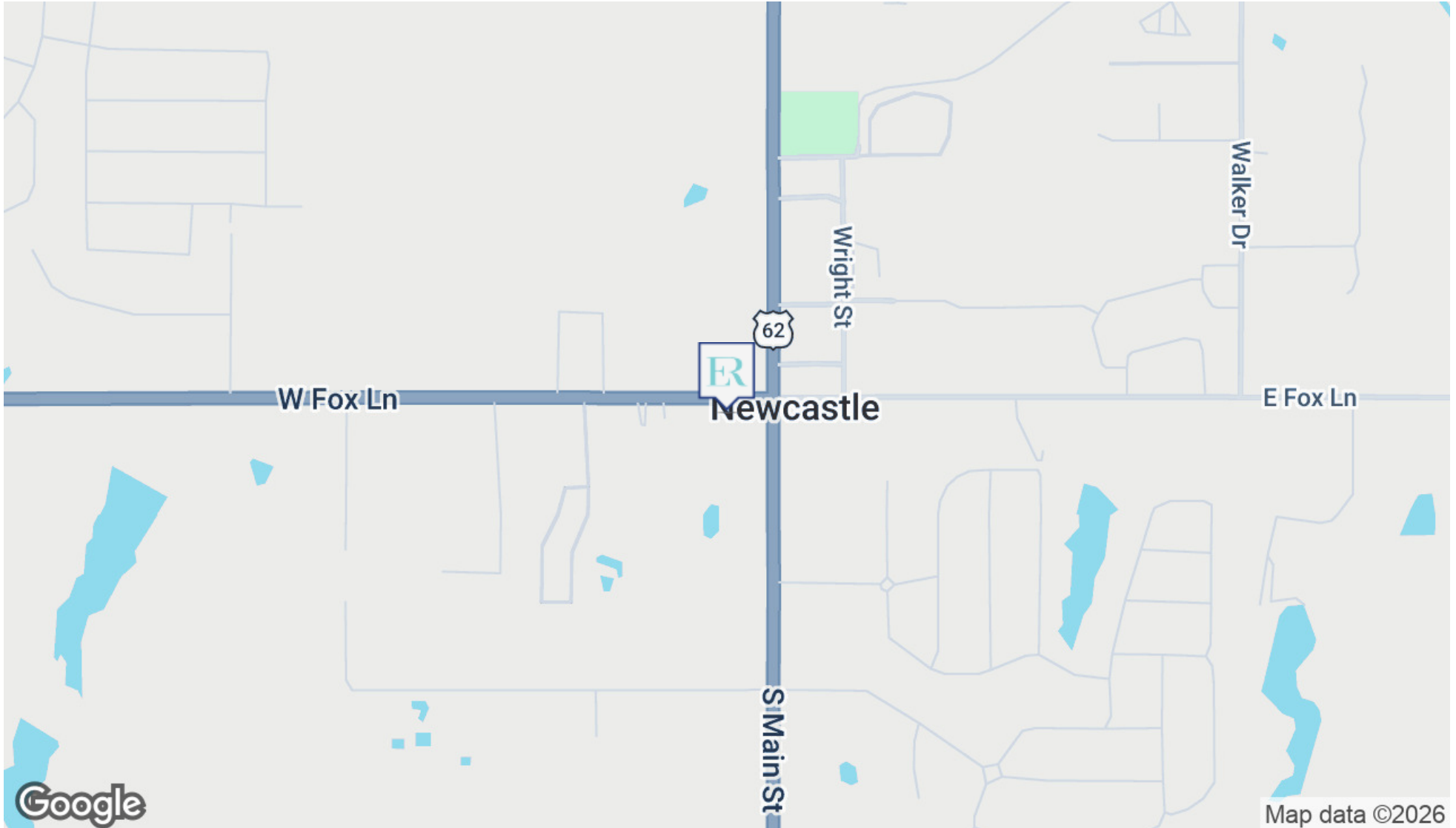


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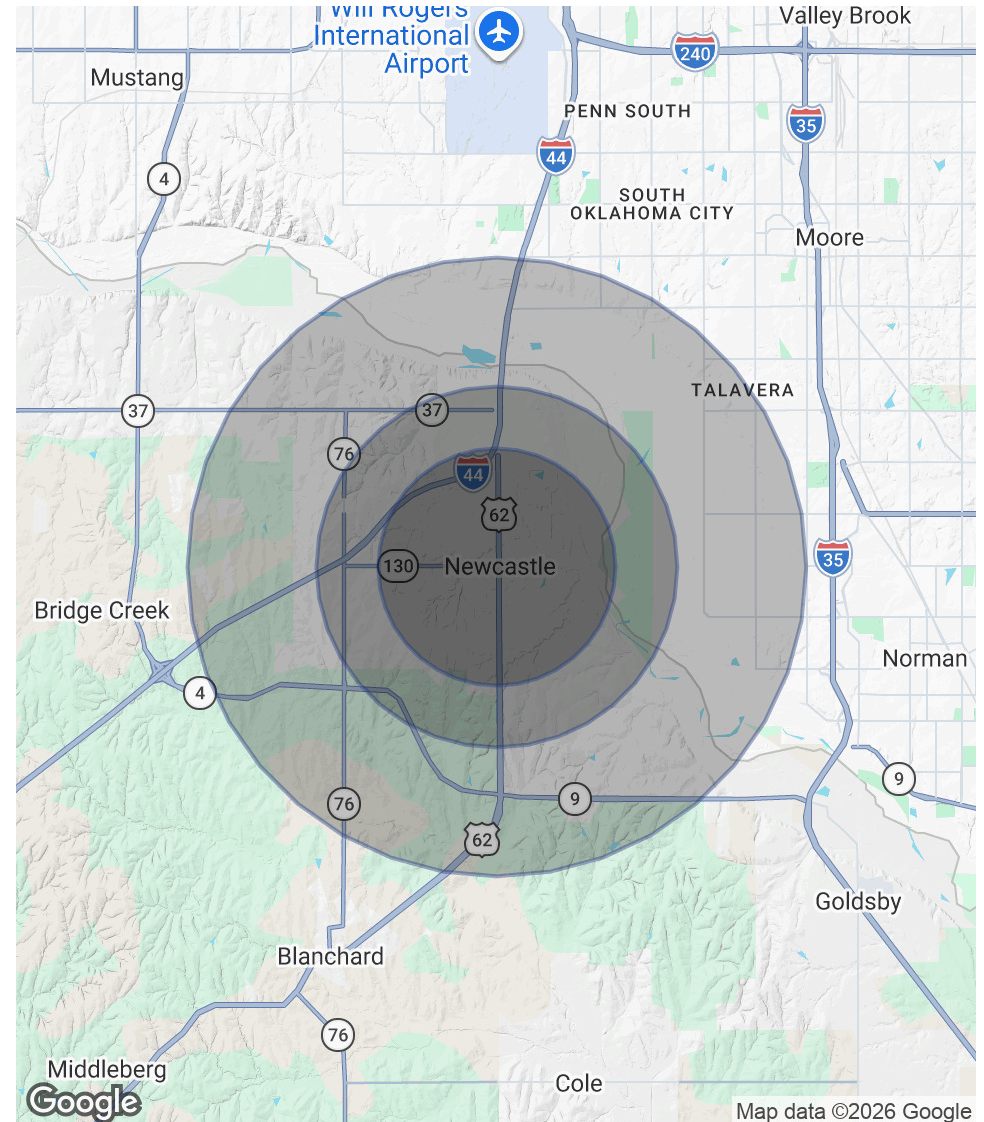
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	2.3 MILES	3.5 MILES	6 MILES
POPULATION			
Total Population	6,916	9,450	47,291
Average Age	38	39	41
Average Age (Male)	38	38	40
Average Age (Female)	39	40	42
HOUSEHOLDS & INCOME			
Total Households	2,627	3,540	17,963
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$110,012	\$115,590	\$121,119
Average House Value	\$262,434	\$280,783	\$343,177

Demographics data derived from AlphaMap



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