

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$5,280,000
Lease Rate:	32.00 SF/yr (Full Service)
Building Size:	12,928 SF
Available SF:	2,155 SF
Lot Size:	0.87 Acres
Available Units:	1
Cap Rate:	7.75%
NOI:	\$409,272
Year Built:	2022
Market:	Oklahoma City
Submarket:	Yukon

PROPERTY OVERVIEW

This newly renovated space features five private offices, a dedicated copy/print room, a reception area, and a kitchenette. The layout offers abundant natural light throughout, creating a bright and inviting work environment.

This office building is situated near the bustling business intersection of the Kilpatrick Turnpike and US Highway 66. Its convenient location provides easy access for clients and employees seeking a prime spot. In addition, ample parking is available for both customers and staff.

PROPERTY HIGHLIGHTS

- Covered Parking
- Full service leases
- 5 Offices, printer area, reception and kitchenette area (newly built out)
- Updated Restrooms
- High-quality Conference Facilities
- Convenient Metro Access
- Outdoor green space

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JOHNNY STRADAL

NEWLY RENOVATED, HIGH END, FULLY BUILT OUT OFFICE SPACE.
 4308 GRANT BOULEVARD | YUKON, OK 73099



SUITE D - FLOOR PLAN- AVAILABLE FOR LEASE



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	2,155 SF	Lease Rate:	\$32.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4308 Grant Blvd., STE B, Yukon, OK 73099	Available	2,155 SF	Full Service	\$32.00 SF/yr	This newly renovated space features five private offices, a dedicated copy/print room, a reception area, and a kitchenette. The layout offers abundant natural light throughout, creating a bright and inviting work environment.

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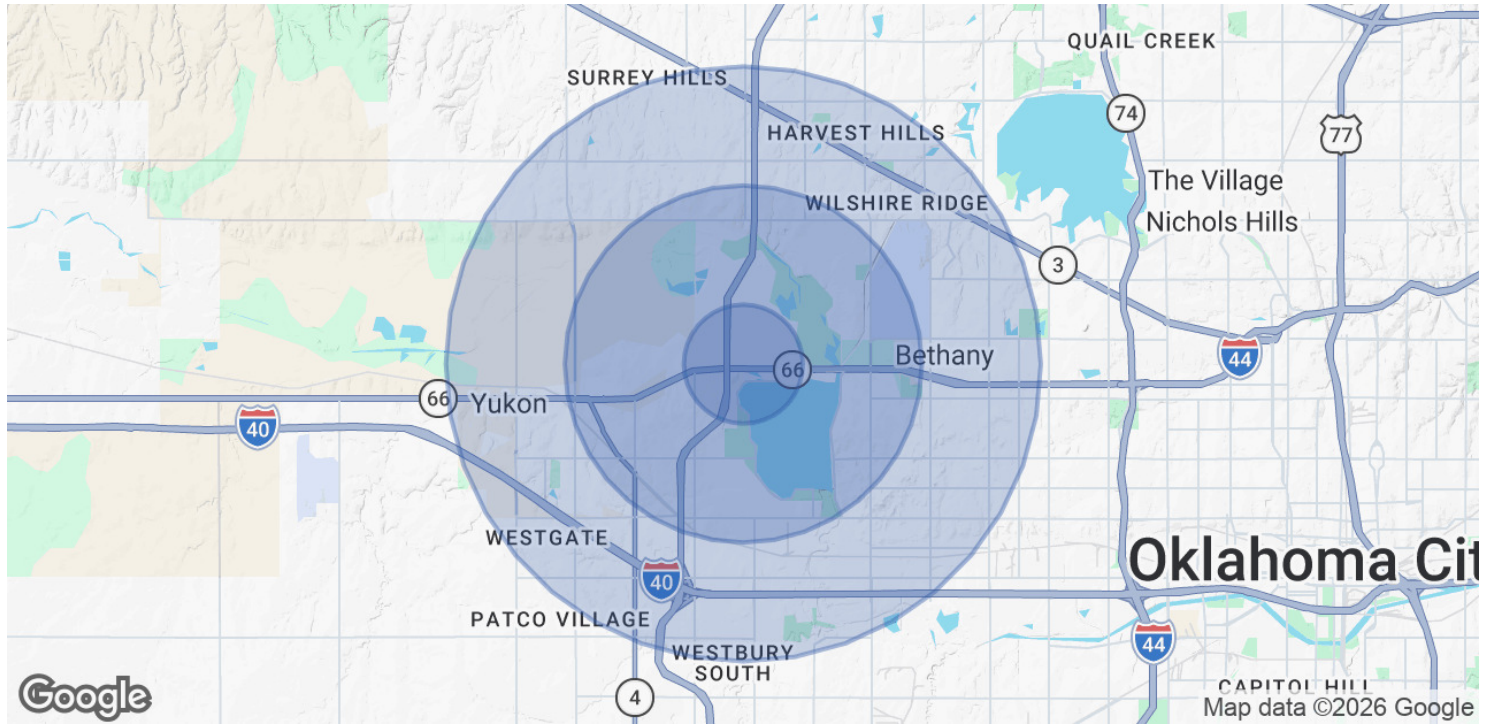
SUITE D PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,536	35,766	139,114
Average Age	33.1	35.4	35.8
Average Age (Male)	35.1	35.7	34.8
Average Age (Female)	34.6	36.2	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	474	12,253	54,762
# of Persons per HH	3.2	2.9	2.5
Average HH Income	\$90,456	\$80,101	\$66,101
Average House Value	\$193,688	\$164,044	\$151,368

2020 American Community Survey (ACS)

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