CORPORATE HEADQUARTERS
OFFICE FOR SALE

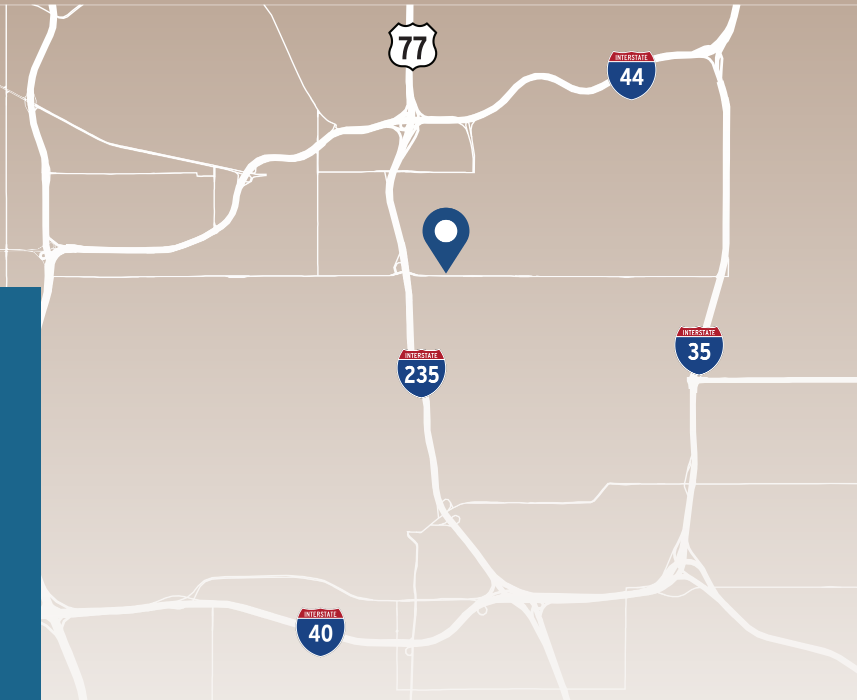
390 NE 36th Street

OKLAHOMA CITY, OKLAHOMA

35,920 ±SF

ASKING PRICE: $2,950,000
Lease Rate: $15.00/SF MG

CBRE



The Opportunity

This prime location offers excellent visibility and accessibility, making it an idea choice for those looking for a single-user office building in Oklahoma City. Located at the gateway to the Oklahoma state capitol complex, 390 NE 36th St is particularly advantageous for organizations or businesses with governmental ties or seeking a prestigious address. Enjoy excellent visibility from Lincoln Boulevard and NE 36th Street.

$2,950,000	$15.00/SF MG	3.85 ACRES	35,920 SF
List Price	Lease Rate	Land Size	Building Size

6,056 SF	I-2 MODERATE INDUSTRIAL	1968/2022
Storage Basement Area	Zoning	Year Built / Renovated

Investment Highlights

- Located north of Oklahoma State Capitol Complex on NE 36th at Lincoln Boulevard
- Remodeled for a combination of private & open offices
- Opportunity Zone eligible
- Large format generator
- Lower-level storage area
- Fenced parking

Located near the Oklahoma State Capitol complex

Large conference rooms

Break/lunch area

ENHANCED IMPROVEMENTS

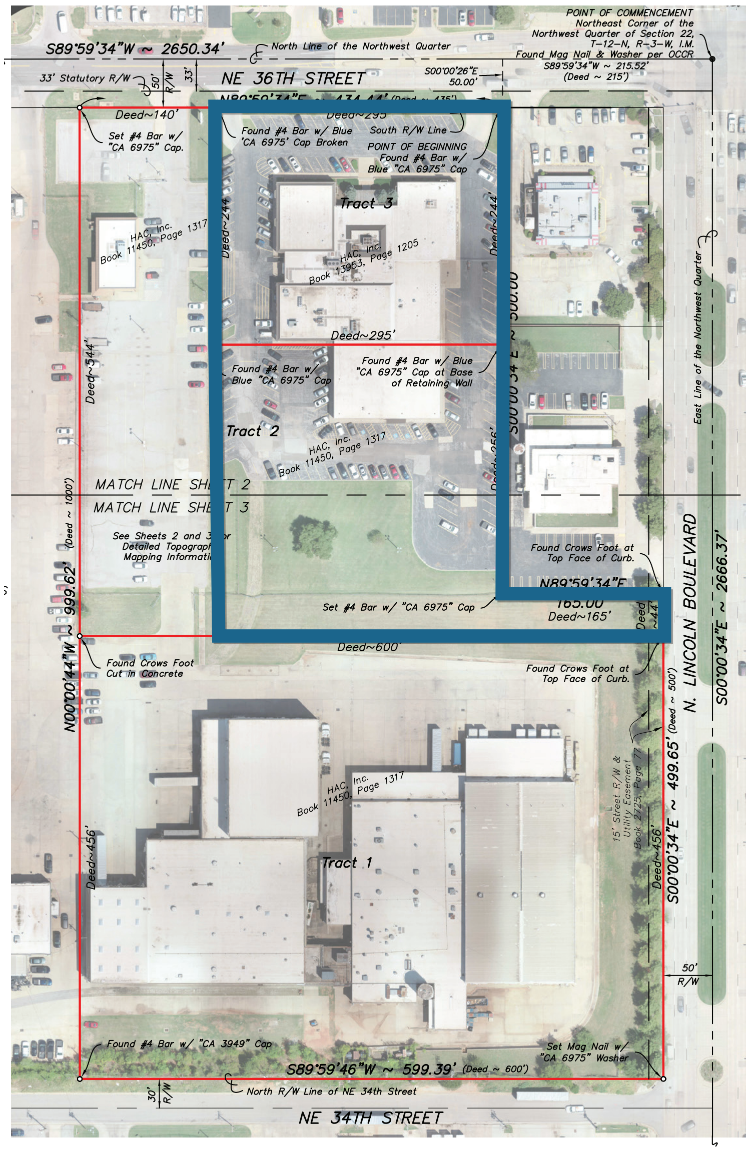
Overhead dock door

Power: 156 KVA supports HVAC serve and emergency lighting

Pylon sign available

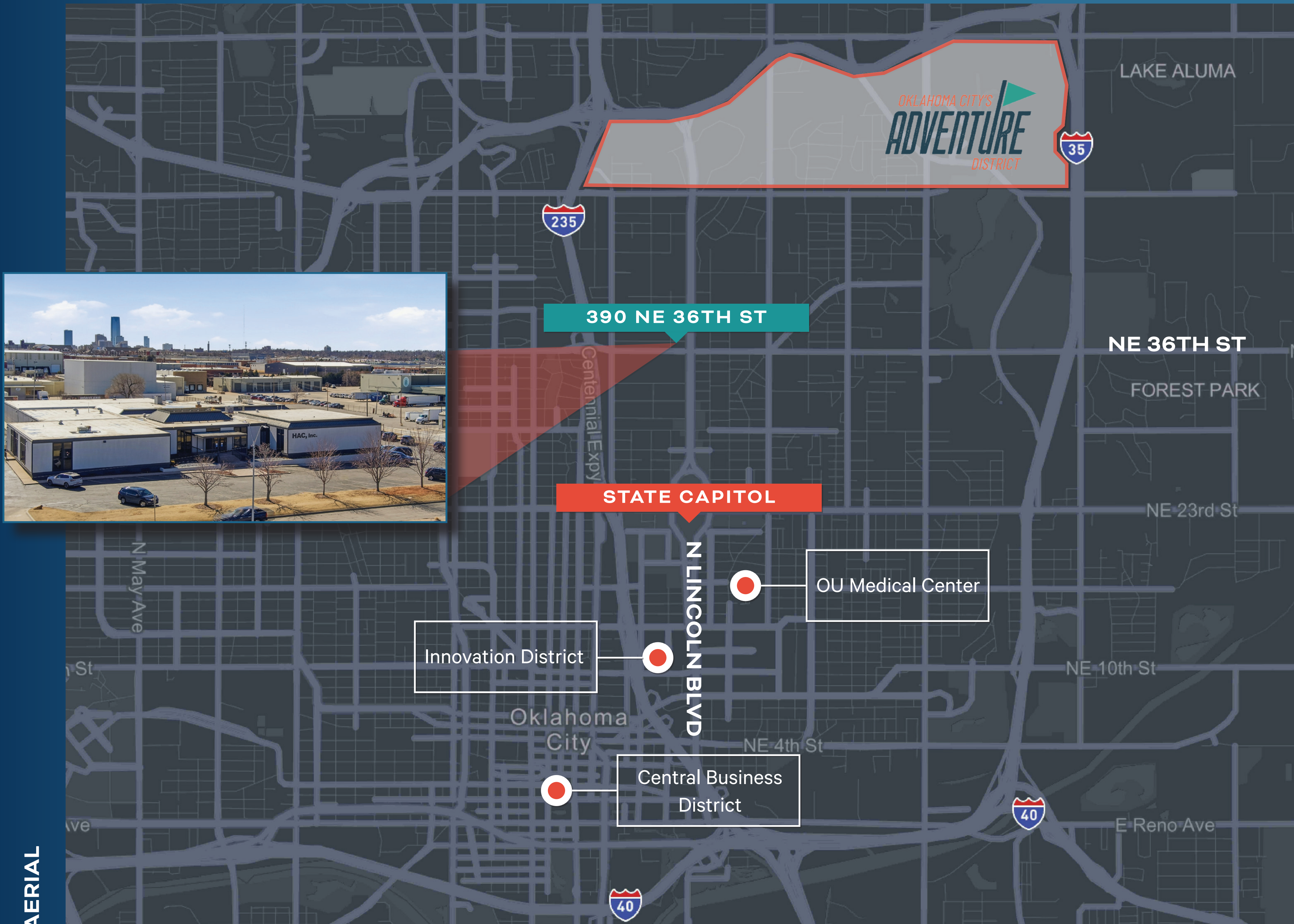
35,920 ±SF

3.85± AC



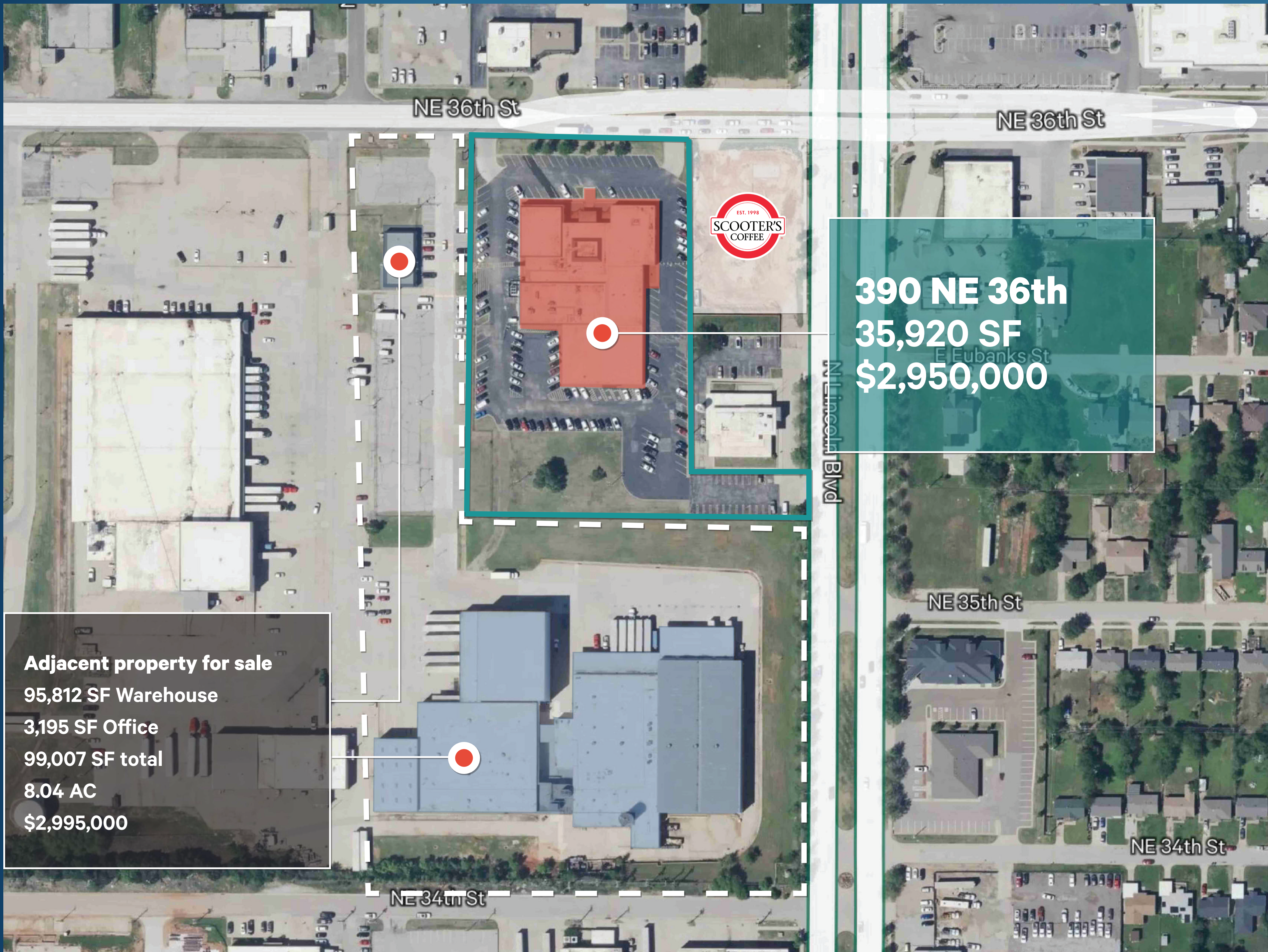
POINT OF COMMENCEMENT
Northeast Corner of the Northwest Quarter of Section 22, T-12-N, R-3-W, I.M.
Found Mag Nail & Washer per OCCR
S89°59'34"W ~ 215.52'
(Deed ~ 215')
S89°59'34"W ~ 2650.34'
North Line of the Northwest Quarter
33' Statutory R/W
NE 36TH STREET
S00°00'26"E
50.00'
Deed~140'
Set #4 Bar w/ "CA 6975" Cap.
Deed~295'
Found #4 Bar w/ Blue 'CA 6975' Cap Broken
South R/W Line
POINT OF BEGINNING
Found #4 Bar w/ Blue "CA 6975" Cap
Tract 3
HAC, Inc. Book 11450, Page 1317
HAC, Inc. Book 13953, Page 1205
Deed~244'
Deed~295'
Found #4 Bar w/ Blue "CA 6975" Cap
Found #4 Bar w/ Blue "CA 6975" Cap at Base of Retaining Wall
Tract 2
HAC, Inc. Book 11450, Page 1317
Deed~344'
MATCH LINE SHEET 2
MATCH LINE SHEET 3
Found Crows Foot at Top Face of Curb.
N89°59'34"E
165.00'
Deed~165'
Set #4 Bar w/ "CA 6975" Cap
Deed~600'
Found Crows Foot Cut in Concrete
Found Crows Foot at Top Face of Curb.
N00°00'44"W ~ 999.62' (Deed ~ 1000')
HAC, Inc. Book 11450, Page 1317
Tract 1
Deed~456'
East Line of the Northwest Quarter
N. LINCOLN BOULEVARD
S00°00'34"E ~ 2666.37'
S00°00'34"E ~ 499.65' (Deed ~ 500')
50' R/W
Found #4 Bar w/ "CA 3949" Cap
Set Mag Nail w/ "CA 6975" Washer
S89°59'46"W ~ 599.39' (Deed ~ 600')
North R/W Line of NE 34th Street
30' R/W
NE 34TH STREET

AERIAL



390 NE 36TH ST
STATE CAPITOL
LAKE ALUMA
OKLAHOMA CITY'S
ADVENTURE
DISTRICT
235
35
NE 36TH ST
FOREST PARK
Centennial Expy
NE 23rd St
N LINCOLN BLVD
OU Medical Center
Innovation District
N May Ave
NE 10th St
Oklahoma City
NE 4th St
Central Business District
40
E Reno Ave
40

AERIAL


NE 36th St
NE 36th St
SCOOTER'S COFFEE
EST. 1998
390 NE 36th
35,920 SF
$2,950,000
E Eubanks St
N Lincoln Blvd
NE 35th St
NE 34th St
NE 34th St
Adjacent property for sale
95,812 SF Warehouse
3,195 SF Office
99,007 SF total
8.04 AC
$2,995,000

CORPORATE HEADQUARTERS
OFFICE FOR SALE

390 NE 36th Street

OKLAHOMA CITY, OKLAHOMA

Exclusive Advisors

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CBRE