

521 SW C Ave, Lawton, OK 73501
\$10psf

**OFFICE BUILDING FOR
LEASE**



OFFERING SUMMARY

Available SF: ±1,200 - ±9,926 SF

Lease Rate: \$10.00 SF/yr
(NNN)

Lot Size: ±0.17 Acres

Building Size: ±9,926 SF

Zoning: CBD

PROPERTY OVERVIEW

Two story office space for lease in downtown's Lawton Central Business District. First floor features a ±7,119sf covered parking lot for up to 17 vehicles, and ±2,771sf of office space, a library, restrooms, breakroom, and data room. Second floor is split into two suites. Suite A is ±3,743sf with 5 private offices, one open office area, conference room, file room, breakroom, restrooms, and file room. Suite B is ±2,752sf with eight private offices, a conference room, restrooms and mechanical room. Elevator access and plenty of natural light in suites A & B. Nearby businesses include, Comanche County Courthouse, Silver Spoon restaurant, Gill's Frame shop and Massad's Gifts.

PROPERTY HIGHLIGHTS

- Covered Parking
- Several Offices
- Central Business District

JASON WELLS

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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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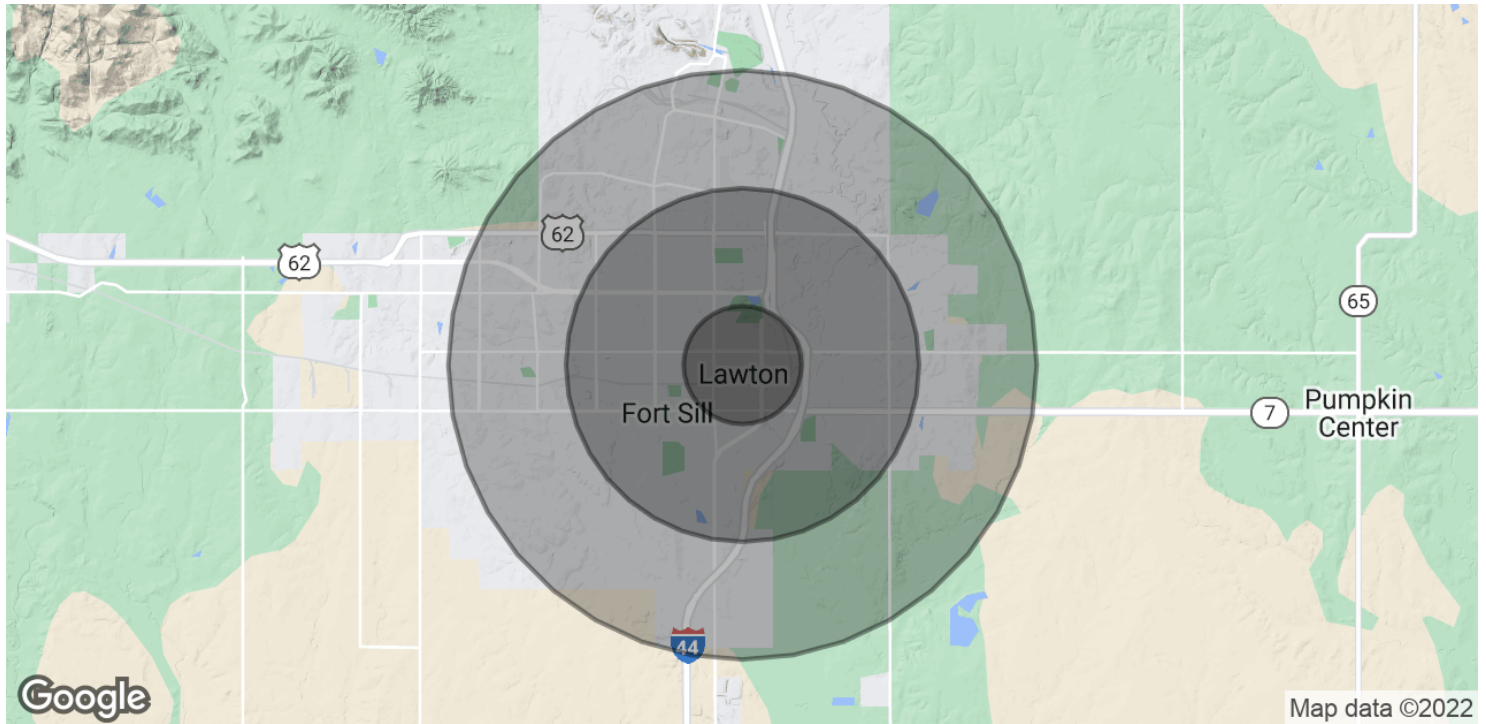
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OFFICE BUILDING FOR LEASE



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,837	40,645	74,641
Average Age	36.1	31.8	31.5
Average Age (Male)	37.7	31.5	31.1
Average Age (Female)	31.3	31.9	32.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,423	16,732	28,581
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$36,045	\$41,276	\$46,226
Average House Value	\$83,759	\$74,487	\$105,910

* Demographic data derived from 2010 US Census

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