

LOVES CORPORATE ANNEX

1331 W Memorial Rd, Oklahoma City, OK 73114



Presented By:
Solas Real Estate



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Property Details

Price: \$10,895,000

- Fully leased to Love's Companies, Inc. under a long-term NNN lease through March 2030.
- Two five-year renewal options provide extended income security.
- Located in the Memorial Road corridor with direct access to John Kilpatrick Turnpike and I-344.
- Surrounded by retail, hospitality, and commercial amenities, including Cabela's and Best Western Plus.
- 8.46-acre site offering strong connectivity and ample parking for corporate operations.
- Institutional-quality office building serving as a mission-critical component of Lowe's national headquarters operations.

View the full listing here: <https://www.loopnet.com/Listing/1331-W-Memorial-Rd-Oklahoma-City-OK/39974962/>

Price:	\$10,895,000
Property Type:	Office
Building Class:	B
Sale Type:	Investment
Cap Rate:	8.90%
Lot Size:	8.46 AC
Gross Building Area:	92,102 SF
Rentable Building Area	92,102 SF
:	
No. Stories:	1
Year Built:	1985
Tenancy:	Single
Parking Ratio:	5.42/1,000 SF
Zoning Description:	C-3
APN / Parcel ID:	140316100
Walk Score ®:	50 (Fairly friendly)

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Love's	-	
Muse Beauty Bar	-	

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Location



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Property Photos



Primary Photo



Building Photo

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Building Photo



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Building Photo



Interior Photo

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Interior Photo



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Building Photo



Aerial

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