

FOR SALE / LEASE

RED PLAINS SURVEYING COMPANY

1917 S Harvard Dr, Oklahoma City, OK 73128



Chris Castro

Associate - Office

405.317.0627

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PIVOT

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PROPERTY DESCRIPTION

Over 7,000 square foot brick building in excellent condition. Close proximity to I-40 and located in an industrial area. Roof is in excellent condition, 4 HVAC units.

PROPERTY HIGHLIGHTS

- Spacious and modern layout
- High visibility and exposure
- Ample parking for staff and clients
- Versatile interior for various business types
- Proximity to major amenities and transportation
- Attractive and well-maintained facade
- Opportunity for customized branding and signage
- Flexible lease terms to suit business needs
- Professional and responsive property management
- Potential for increased foot traffic and business exposure

OFFERING SUMMARY

Sale Price:	\$735,000
Lease Rate:	\$9.25 SF/yr (NNN)
Available SF:	7,388 SF
Lot Size:	0.52 Acres
Building Size:	7,388 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,359	17,703	77,022
Total Population	2,774	41,387	188,304
Average HH Income	\$60,428	\$38,910	\$48,361

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Building Name	Red Plains Surveying Company
Property Type	Office
Property Subtype	Office Building
Building Size	7,388 SF
Lot Size	0.52 Acres
Building Class	C
Year Built	1977
Year Last Renovated	1979

Introducing a prime investment opportunity in the heart of Oklahoma City Metro area. This 7,388 SF Office Building, constructed in 1977 and meticulously renovated in 1979, offers an ideal space for discerning investors. Zoned I-2, the property boasts 4 dedicated bathrooms, a conference room, and a storage area with convenient access to the rear parking lot. With a sturdy roof exceeding 10 years in age, this property presents a sound investment for those seeking value and potential in the commercial real estate market.

Highlights include:

- 16 offices
- 1 reception/ admin office
- 1 server closet
- 1 big kitchen closet
- 1 kitchen break room
- 2 conference rooms
- 4 bathrooms
- 1 waiting room
- 1 display cove
- 1 sun room off of the executive office
- 1 large storage room with exterior access
- 1 large work area for field crews
- Numerous closets



- Zoned I-2
- 7,388 SF building
- Renovated in 1979
- 4 dedicated bathrooms
- Conference room
- Storage area with rear parking lot access
- Spacious and modern layout
- High visibility and exposure
- Ample parking for staff and clients
- Versatile interior for various business types
- Proximity to major amenities and transportation
- Attractive and well-maintained facade
- Opportunity for customized branding and signage

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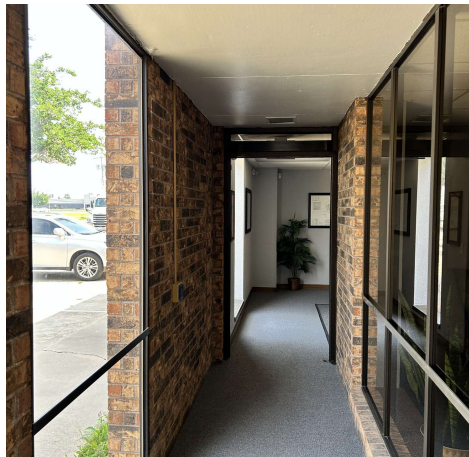
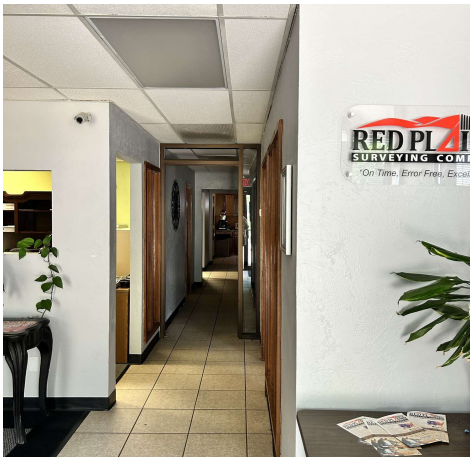
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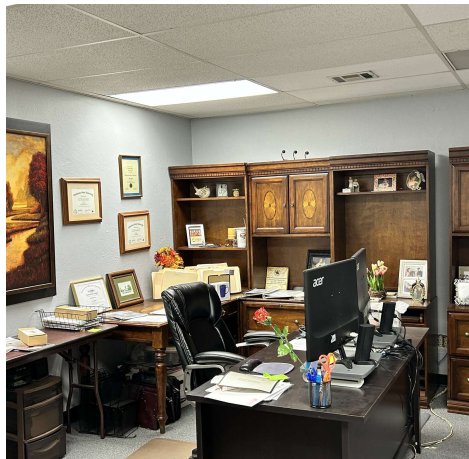
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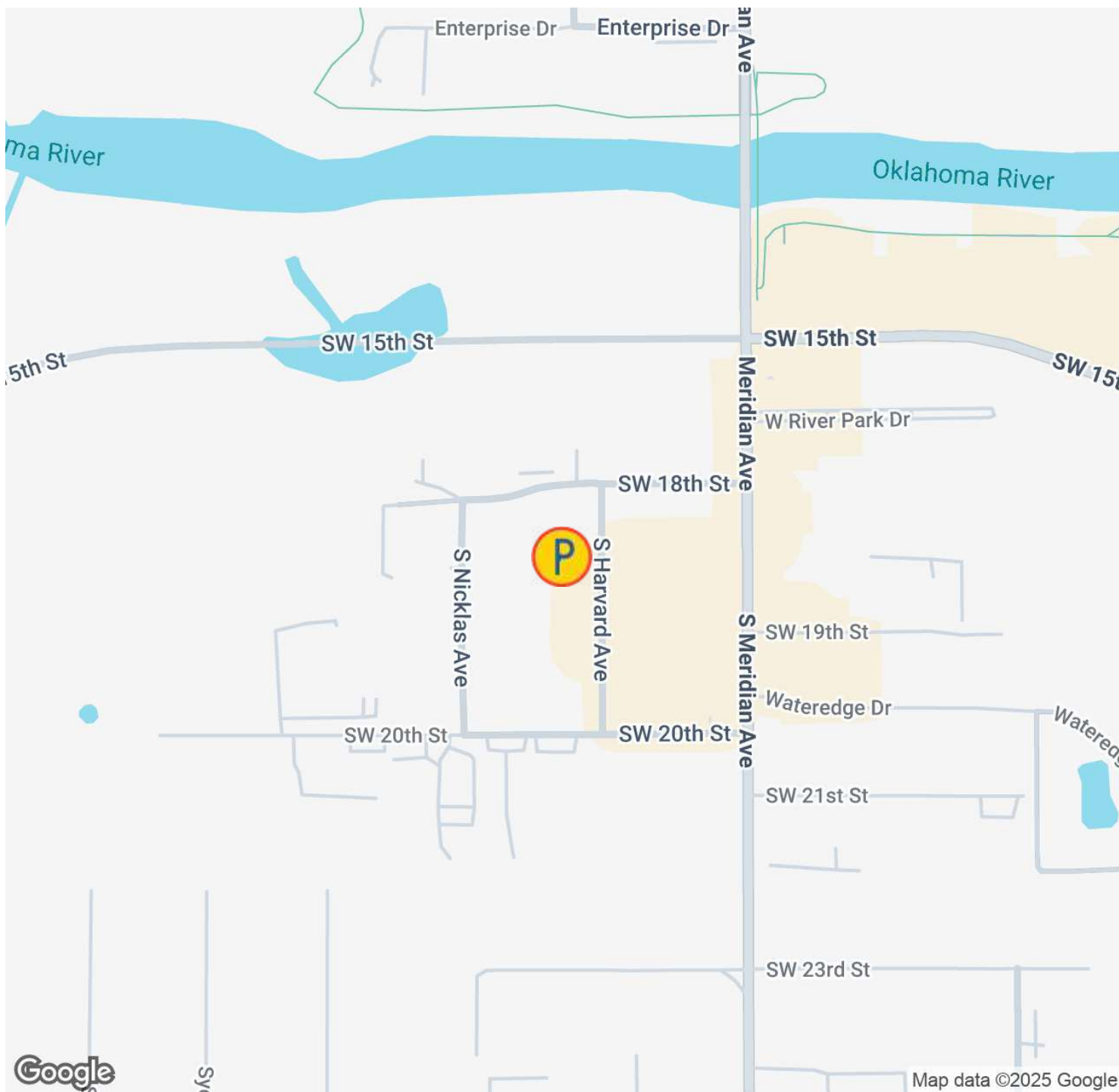


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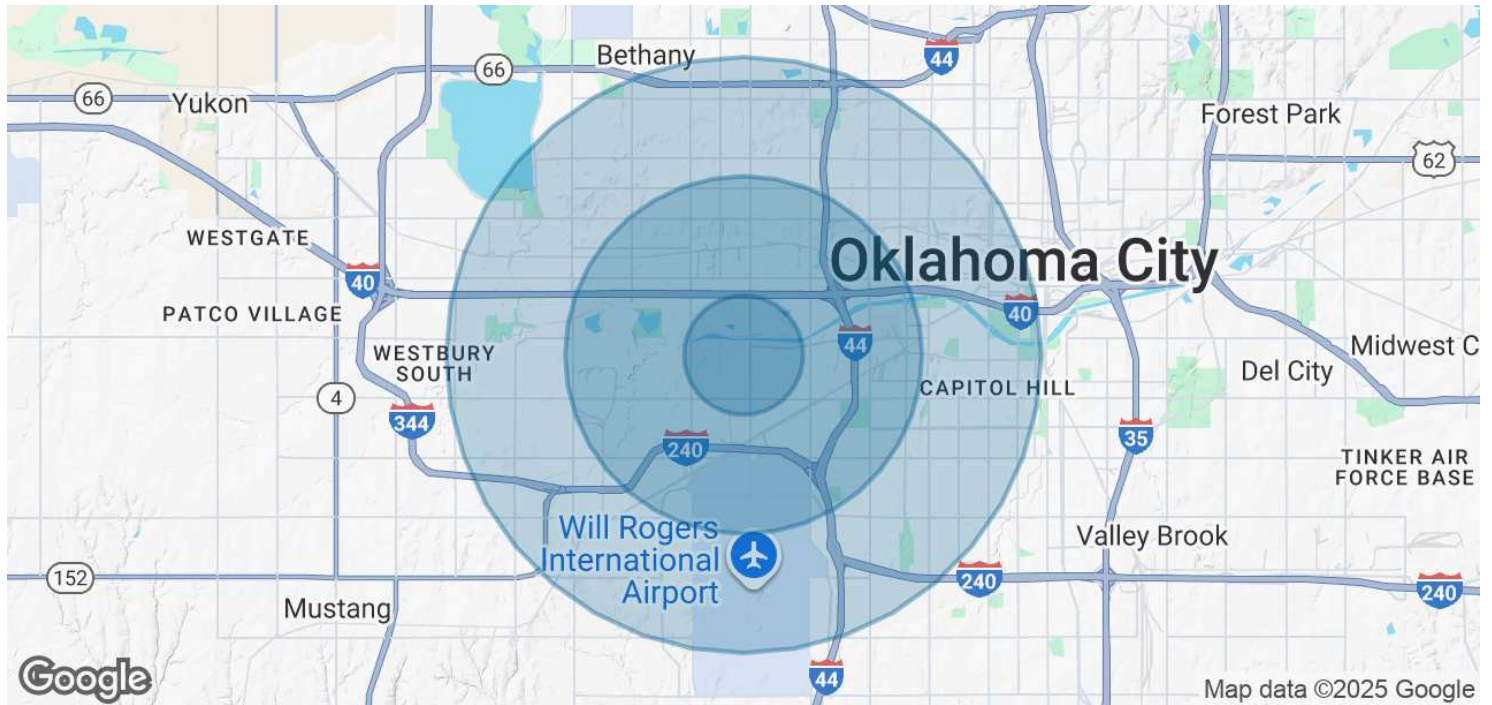


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Pivot Real Estate Brokerage
1214 NW Hudson, Suite 213
Oklahoma City, OK 73103
pivotproject.com/brokerage

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,774	41,387	188,304
Average Age	34.4	32.2	32.6
Average Age (Male)	28.1	28.6	31.6
Average Age (Female)	41.9	35.0	33.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,359	17,703	77,022
# of Persons per HH	2.0	2.3	2.4
Average HH Income	\$60,428	\$38,910	\$48,361
Average House Value	\$59,528	\$69,380	\$110,951

2020 American Community Survey (ACS)

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