

1301 S.E. 59<sup>TH</sup> STREET  
OKLAHOMA CITY, OK 73129

Office Building For Sale

12,830 SF on 2.54 Acres MOL

\$1,650,000



**NAIRED**

COMMERCIAL  
REAL ESTATE



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405.840.0600

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BOB SULLIVAN, CCIM

405.641.9798

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CLARK EVERETT

405.985.8424

CLARK@NAIRED.COM



Highly accessible office building is available in south Oklahoma City just off I-35. This 12,830 SF building is in excellent shape with a new roof, updated plumbing, and 78 parking spaces. Nicely sized offices with excellent natural light line the perimeter of the building, and include an executive suite with a private bathroom. The interior of the building has large spaces that can be used for large meeting rooms, operations, cubicle setup, or can be converted to specific uses for your business. The sprinklered and ethernet-ready building has approximately 675 amps of electricity coming into the building along with security, irrigation, and fire control infrastructure. The mechanical room includes server racks and low-voltage wiring.

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## PROPERTY HIGHLIGHTS

- 20 Offices
- 3 Conference Areas
- New Roof
- Updated Plumbing
- 78 Parking Spaces
- Large Offices have Great Natural Light
- Large Meeting or Operations Areas
- Sprinklered and Ethernet Ready
- Executive Suite with Private Restroom
- Zoned: I-2, Moderate Industrial

## LOCATION HIGHLIGHTS

- Easy Access from I-35 and I-40
- 12 Minutes to Downtown OKC
- 12 Minutes to Will Rogers World Airport

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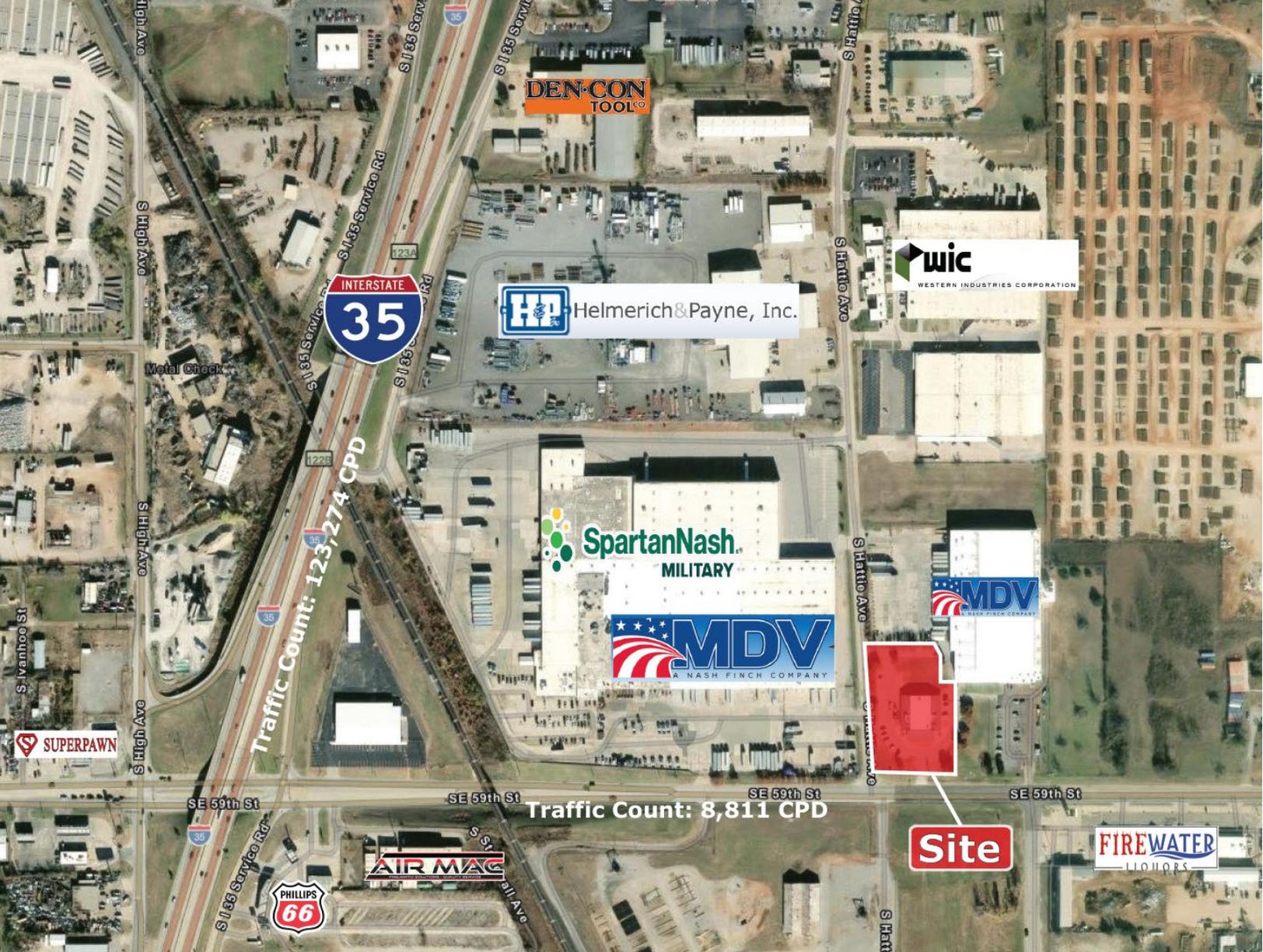
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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	5,466	69,202	227,079
AVERAGE HOUSEHOLD INCOME	\$46,698	\$53,985	\$61,784
TOTAL HOUSEHOLDS	1,830	25,490	85,089

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