

**4848 S.W. 36TH STREET
OKLAHOMA CITY, OK 73179**

Office Building For Sale or Lease

6,780 SF on 0.68 Acres MOL

Sales Price: \$775,000

Lease Price: \$7,500/Month Full Service



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**COMMERCIAL
REAL ESTATE**

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405.840.0600

NAIRED.COM

MATTHEW PIERCE

405.203.3636

MATT@NAIRED.COM

CADE FLESNER

760.889.2305

CADE@NAIRED.COM



PROPERTY HIGHLIGHTS

- 15+ Offices
- Conference Room
- Break Room
- ADA Compliant Restrooms
- Generac Natural Gas Fired Auxiliary Power Generator
- HVAC: 9 Package Units
- In-Ground Storm Shelter
- Needs Carpet & Paint +
- 8' Ceilings
- 43 Parking Spots with 4 Handicap Spots
- Parking Ratio: 7.08/1,000 SF
- Built: 2005
- Zoned: I-2

LOCATION HIGHLIGHTS

- 5 Minutes From Will Rogers World Airport
- Quick Access to I-240

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	653	34,976	170,500
AVERAGE HOUSEHOLD INCOME	\$100,277	\$51,306	\$59,476
TOTAL HOUSEHOLDS	244	11,885	61,482

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