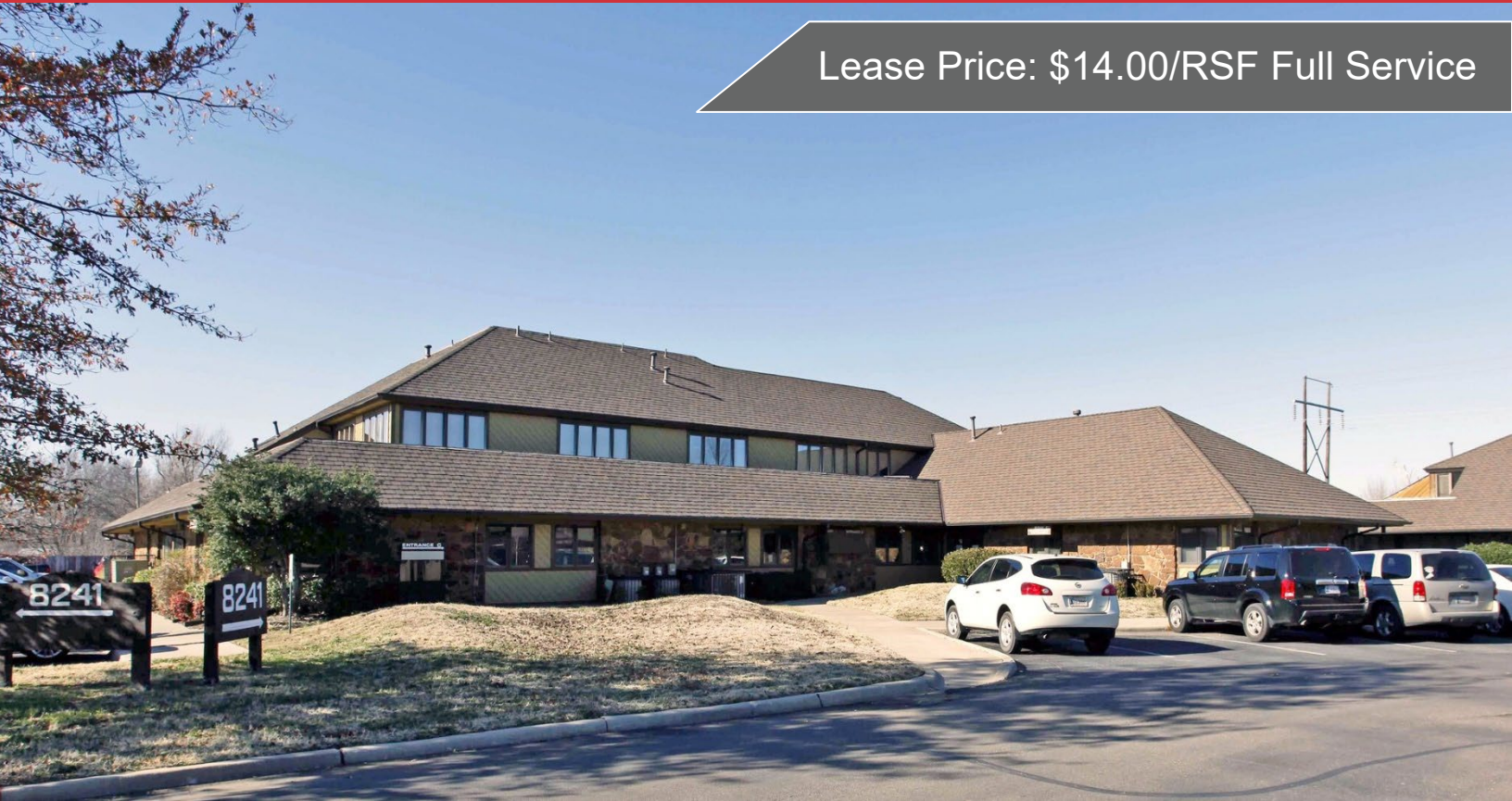


Lease Price: \$14.00/RSF Full Service



## 8241 S. Walker Avenue, Suite 104

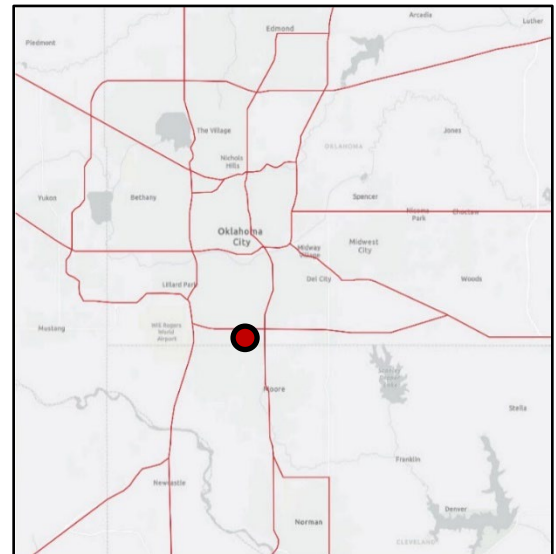
Oklahoma City, Oklahoma 73139

### PROPERTY HIGHLIGHTS

- **3,469 RSF Class B Office Space**
- 7 Private Offices
- Break Room
- 40+ Free Parking Spaces

### LOCATION HIGHLIGHTS

- Located in Willow Brook Office Park
- 2 Miles from I-240



|          |                              |
|----------|------------------------------|
| TOTAL SF | 15,184 RSF on 1.43 Acres MOL |
| BUILT    | 1984                         |

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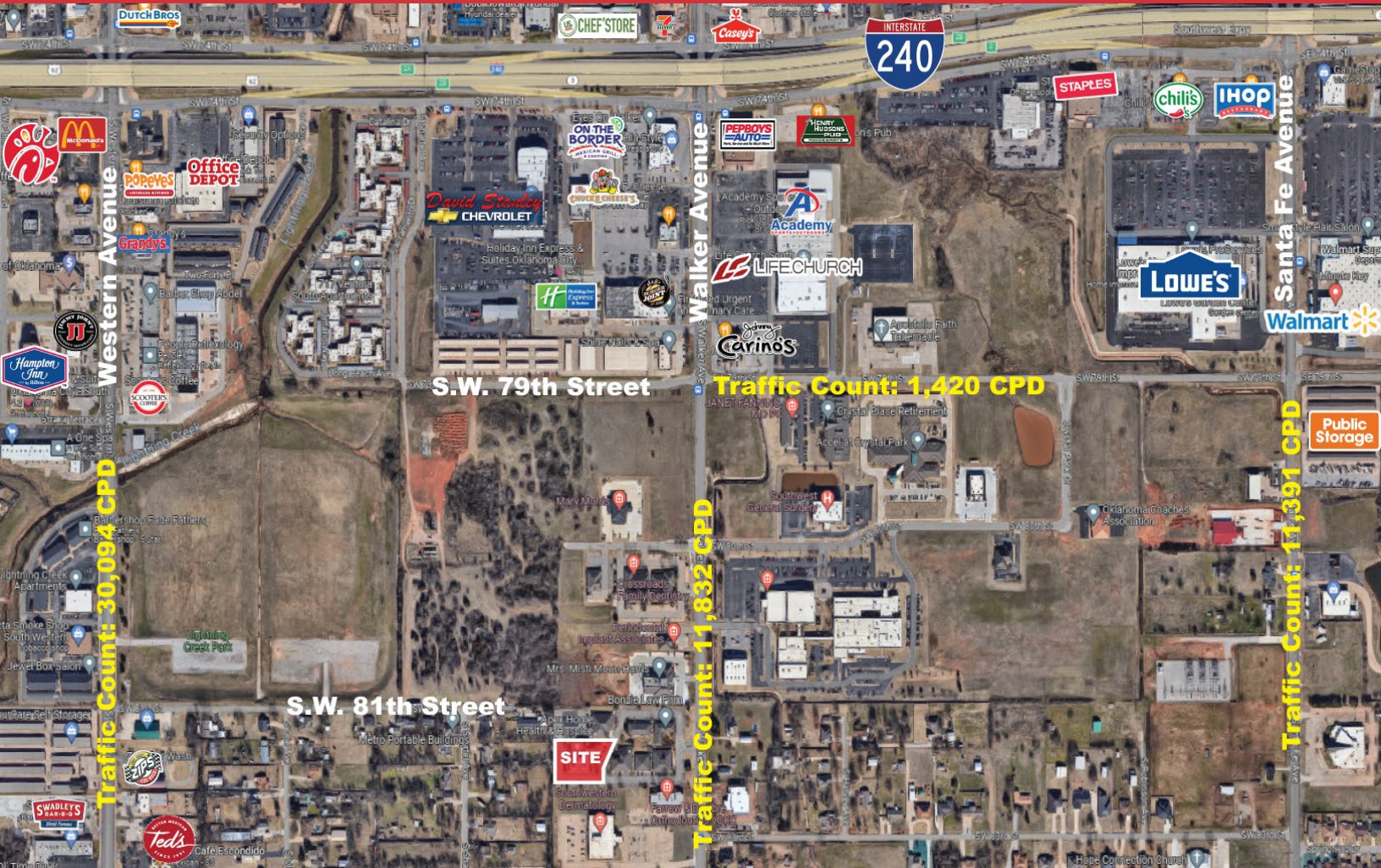
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|                          |                     |                      |                      |
|--------------------------|---------------------|----------------------|----------------------|
| Population               | 1 Mile:<br>10,781   | 3 Miles:<br>103,655  | 5 Miles:<br>233,184  |
| Average Household Income | 1 Mile:<br>\$45,674 | 3 Miles:<br>\$50,286 | 5 Miles:<br>\$52,811 |
| Total Households         | 1 Mile:<br>4,760    | 3 Miles:<br>41,461   | 5 Miles:<br>86,837   |

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