

EXECUTIVE SUMMARY



OFFERING SUMMARY

|                 |                  |
|-----------------|------------------|
| Lease Rate:     | \$28 SF/yr (NNN) |
| Building Size:  | 25,564 SF        |
| Available SF:   | 2,000 - 5,150 SF |
| Parking Spaces: | 98 Spaces        |
| Lot Size:       | 1.36 Acres       |
| Year Built:     | 2023             |
| Zoning:         | C3               |

PROPERTY OVERVIEW

This new construction medical office building is located in a prime location along the Memorial Corridor. With high visibility from the Kilpatrick Turnpike, this is an ideal choice for medical professionals looking to establish or expand their practice. The building boasts a modern design with sleek, state-of-the-art features and amenities, providing a comfortable and secure environment for patients and staff alike. Inside, the building offers flexible space sizes to accommodate medical professionals of various specialties.

PROPERTY HIGHLIGHTS

- Modern and Attractive Design
- Less than 1 Mile from Mercy Hospital
- Flexible and Customizable Layout
- Ample Parking
- Drive Thru and Billboard Opportunities
- High Visibility
- Strong Tenant Improvement Allowances Offered
- First Floor Availability

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13601 W MEMORIAL PARK DR  
13601 W MEMORIAL PARK DR | OKLAHOMA CITY, OK 73120



## ADDITIONAL PHOTOS



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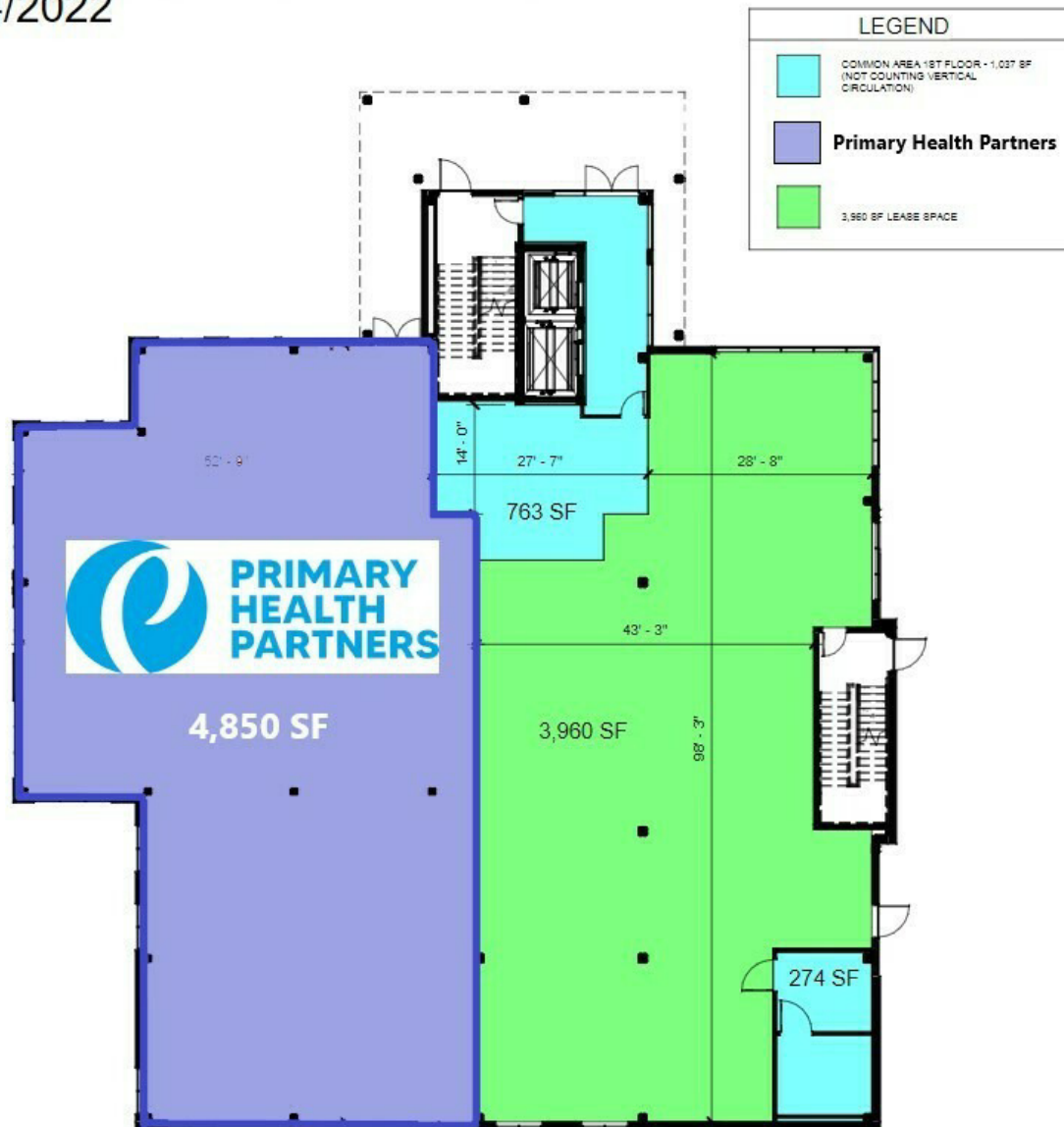
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## FLOOR PLANS

### Memorial Park Healthplex

13601 Memorial Park Dr., Oklahoma City, OK 73120

04/14/2022



**1** **1ST FLOOR LEASABLE**  
SCALE: 3/64" = 1'-0"

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## LOCATION MAP

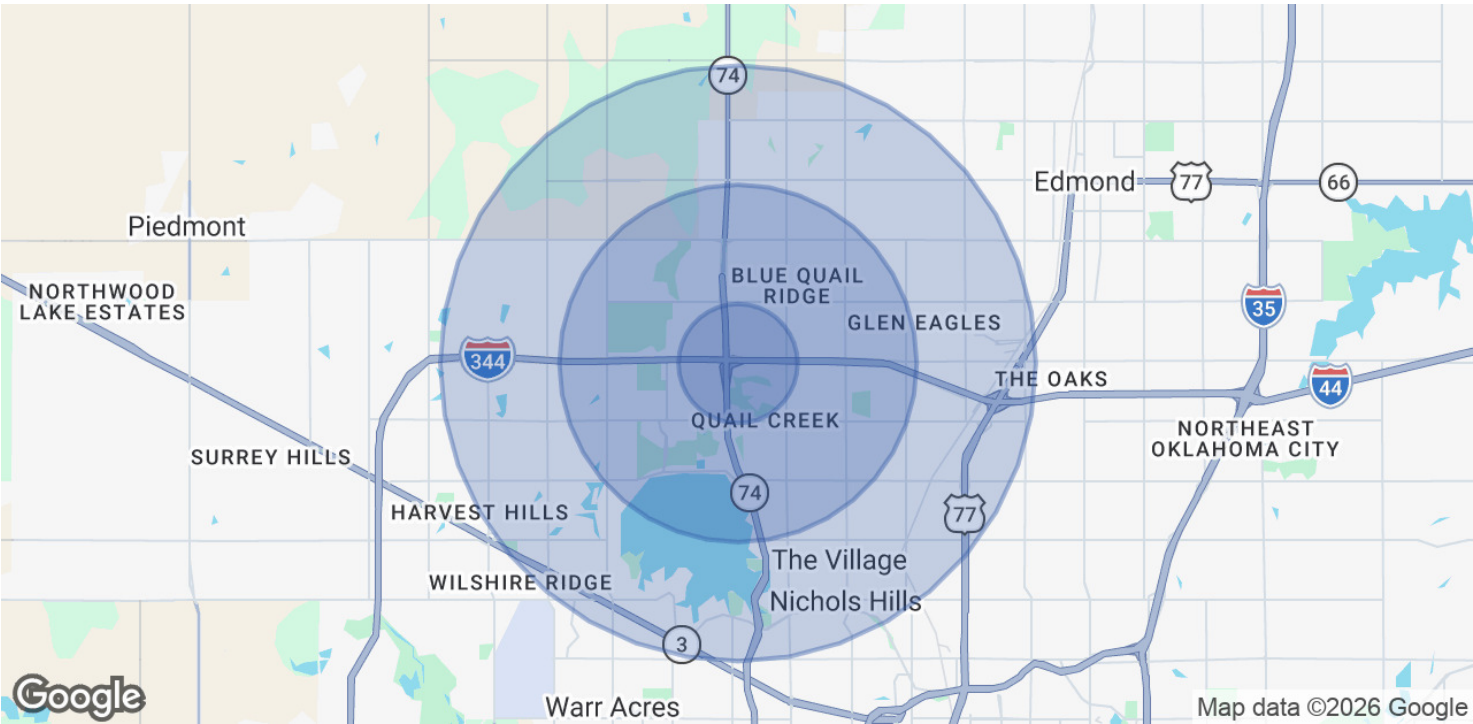


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DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 4,583  | 62,909  | 174,930 |
| Average Age          | 43.1   | 37.3    | 37.2    |
| Average Age (Male)   | 40.9   | 35.5    | 35.6    |
| Average Age (Female) | 43.1   | 38.8    | 38.4    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,337     | 32,181    | 79,395    |
| # of Persons per HH | 2.0       | 2.0       | 2.2       |
| Average HH Income   | \$106,636 | \$82,873  | \$88,225  |
| Average House Value | \$290,974 | \$203,086 | \$205,958 |

\* Demographic data derived from 2020 ACS - US Census