

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,999,000
Lease Rate:	\$19.00 SF/yr (MG)
Available SF:	6,337 SF
Year Built:	2016

PROPERTY OVERVIEW

This Brent Gibson Design / Tim Hughes Construction masterpiece is available For Sale or For Lease for the first time. This custom 6,337 SF office building has ultra high-end finishes and numerous amenities and upgrades throughout the property. Located along the busy N. Western Ave. in North Oklahoma City with over 25,000 vehicles per day traveling by the facility. DO NOT DISTURB CURRENT TENANT. Private showings ONLY.

PROPERTY HIGHLIGHTS

- 45 parking spaces
- Backup generator power
- Full envelope spray foam insulation
- Dedicated server room with mini-split
- Tornado shelter / safe room
- Attic Versa lift
- 10 private offices
- Large workrooms / cubicle space to accommodate up to 25 employees
- Oversized conference room with 20 ft custom table
- Large lobby / waiting area
- Back patio
- Side employee private entrance
- Abundant attic record storage space

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NICK GRAY

14324 N WESTERN AVE.
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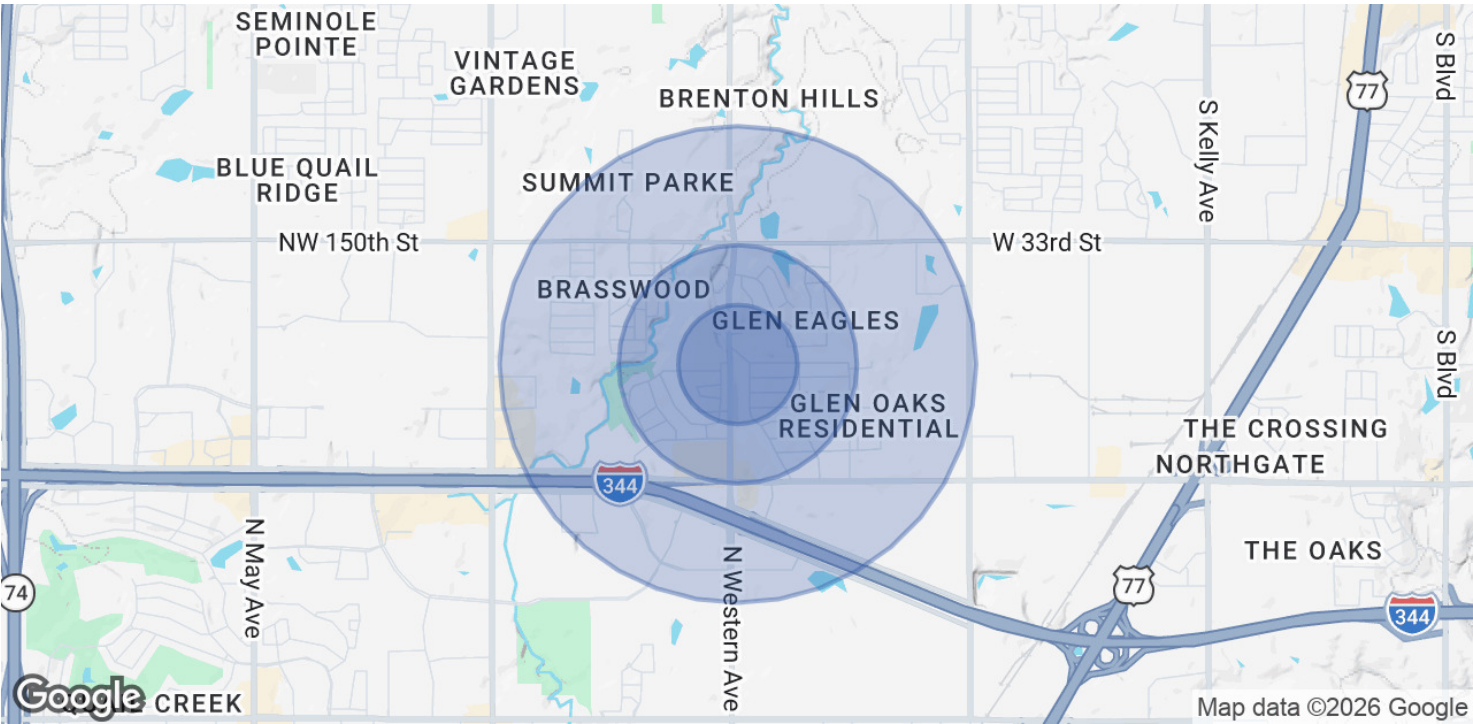


ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	500	2,122	8,014
Average Age	41.8	40.7	37.5
Average Age (Male)	41.6	40.7	37.3
Average Age (Female)	42.0	40.6	37.8

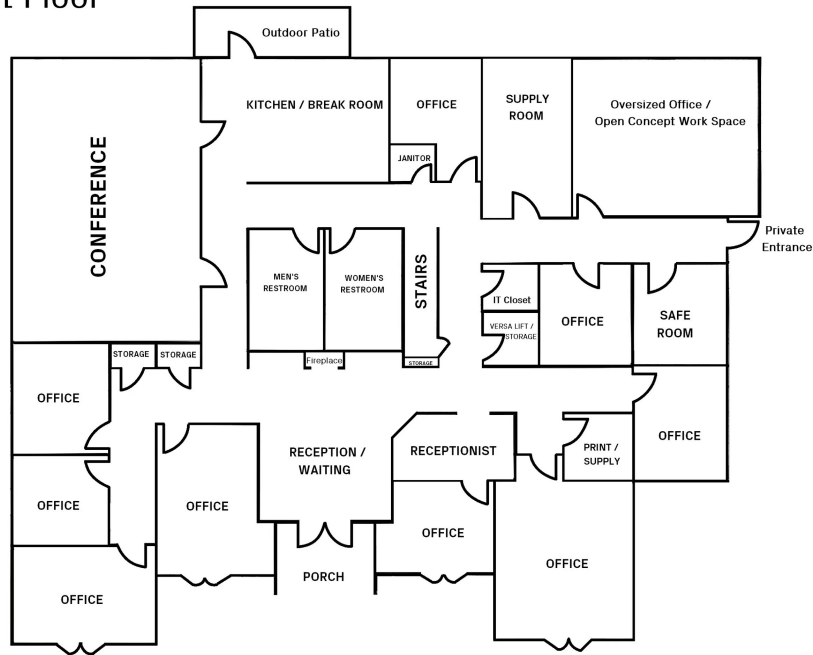
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	171	743	3,561
# of Persons per HH	2.9	2.9	2.3
Average HH Income	\$164,164	\$153,304	\$102,450
Average House Value	\$288,173	\$270,793	\$185,655

2020 American Community Survey (ACS)

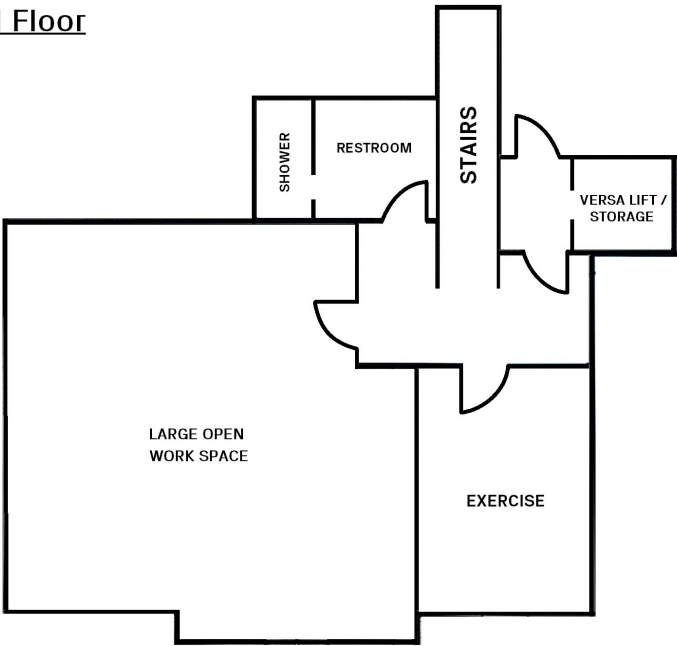
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FLOOR PLANS

1st Floor



2nd Floor



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