

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (NNN)
Lease Structure:	Sublease
Building Size:	50,000 SF
Available SF:	2,400 - 11,613 SF
Zoning:	Commercial
Market:	Oklahoma City

PROPERTY OVERVIEW

Don't miss this great sublease opportunity at 9210 S. Western Avenue in Oklahoma City. The space is currently built out as general office and can very easily be divided into smaller space. This property is in a great location, just minutes from I-240 and I-35 and has ample parking. The property sits at the hard corner of SW 89th and Western, providing great traffic, visibility and surrounded by rooftops.

PROPERTY HIGHLIGHTS

- Great visibility
- Great traffic and demographics
- Ample Parking
- Flexible floor plan

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CORY MAZZA

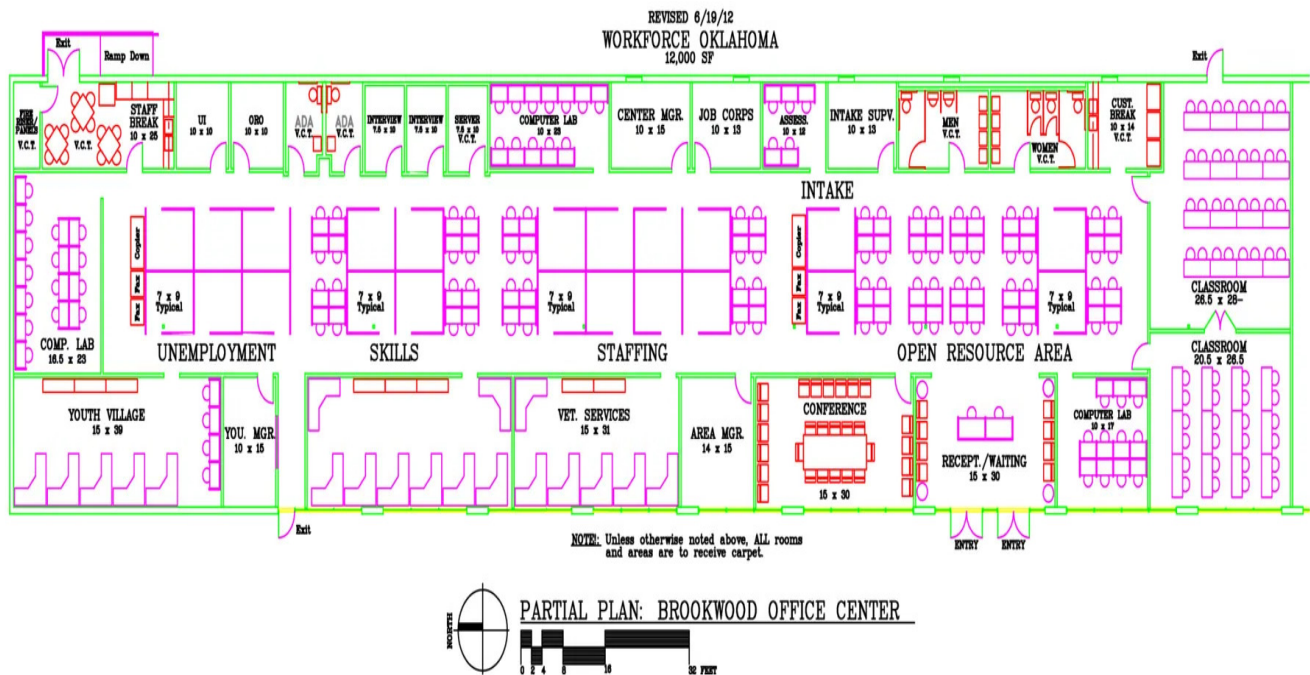
ADDITIONAL PHOTOS



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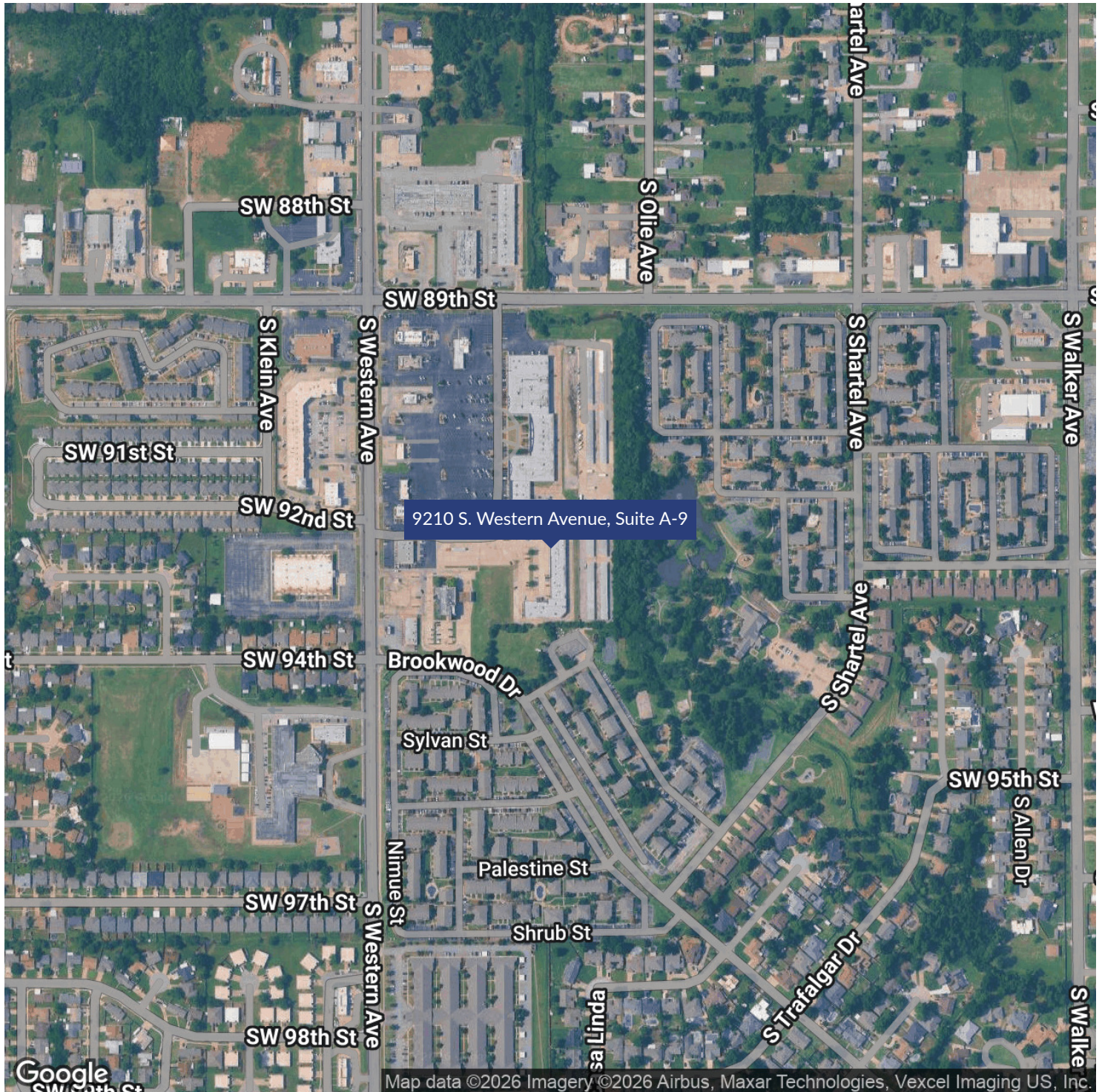
FLOOR PLANS



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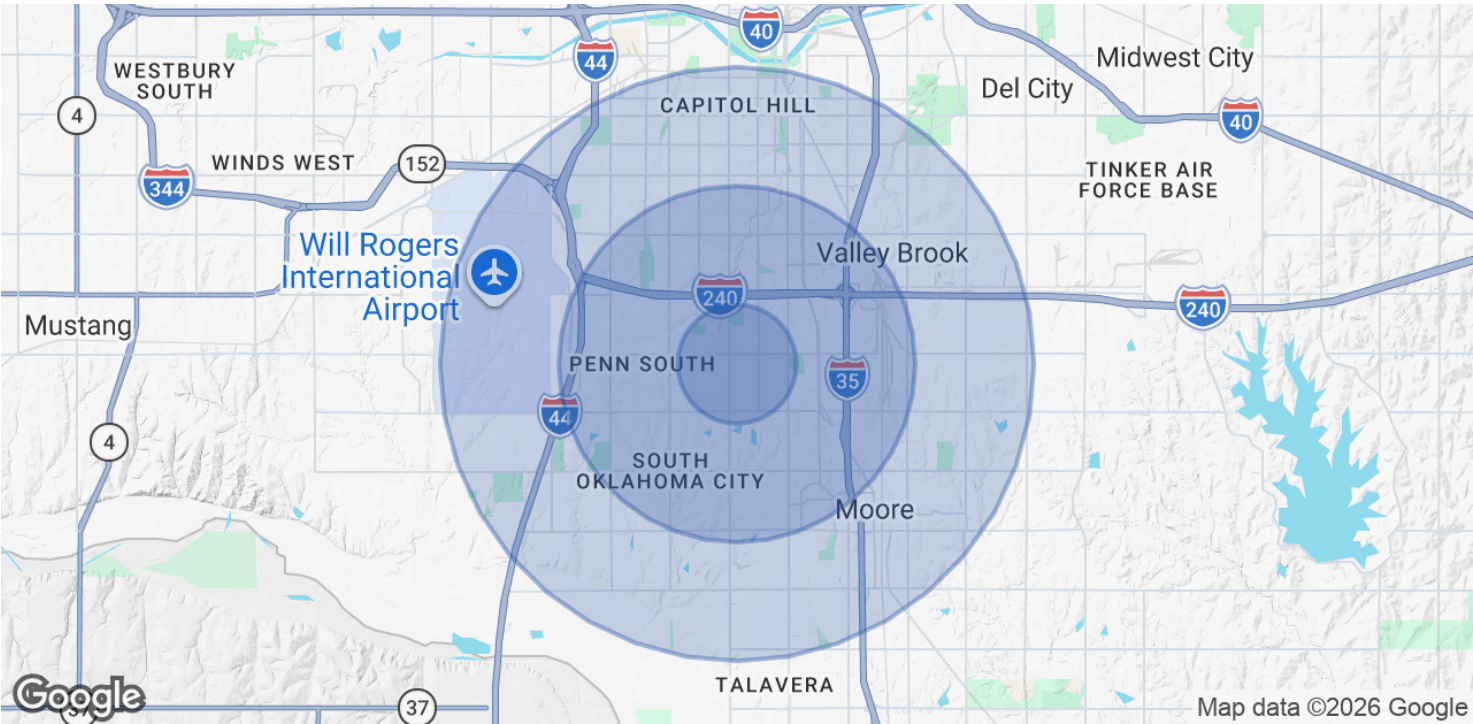
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,971	107,711	216,471
Average Age	40	38	37
Average Age (Male)	38	37	36
Average Age (Female)	41	39	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,288	41,733	80,096
# of Persons per HH	2.3	2.6	2.7
Average HH Income	\$71,591	\$72,207	\$74,420
Average House Value	\$218,831	\$193,901	\$193,310

2020 American Community Survey (ACS)

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