

OFFICE SPACE FOR SALE

6500 N MERIDIAN AVE

6500 North Meridian Avenue, Oklahoma
City, OK 73116

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$699,900
Building Size:	3,561 SF
Price / SF:	\$196.55
Year Built:	1964
Renovated:	2023

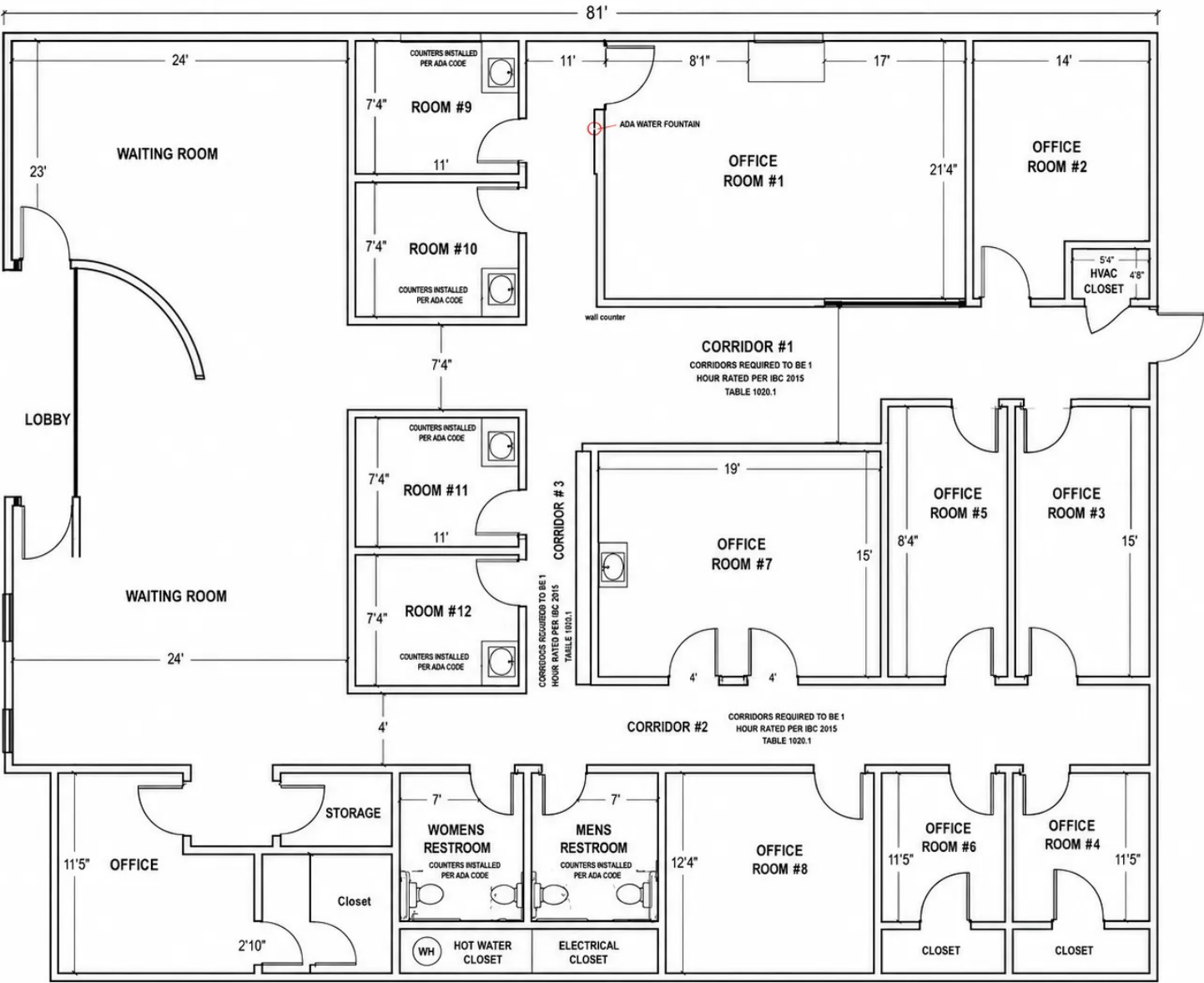
PROPERTY OVERVIEW

This 3,561-square-foot freestanding medical office building presents a rare owner-user or investment opportunity in one of Northwest Oklahoma City's most established healthcare corridors. Situated at 6500 N Meridian Avenue, the property features a highly functional medical office layout designed to accommodate a wide range of healthcare and professional office uses. The building offers multiple exam rooms, private offices, reception and waiting areas, and support space, creating an efficient environment for patient care and daily operations.

PROPERTY HIGHLIGHTS

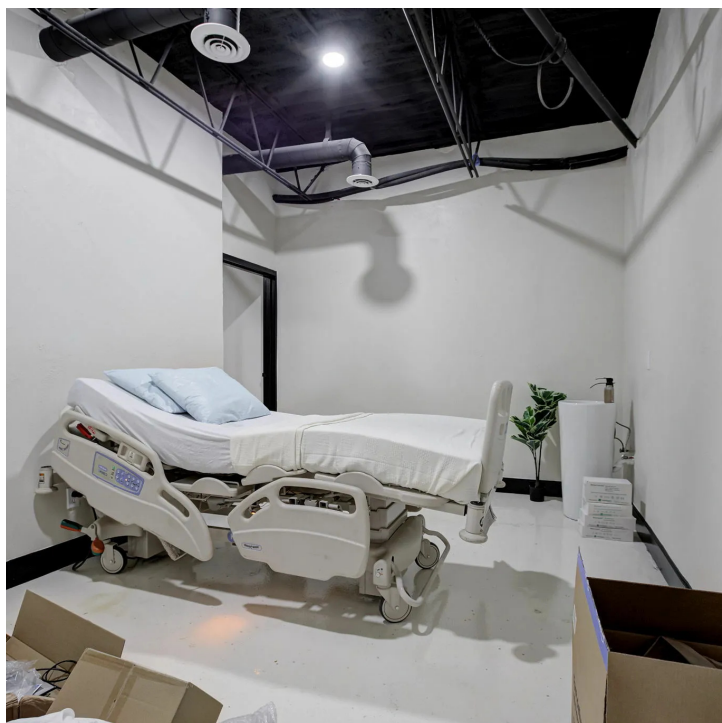
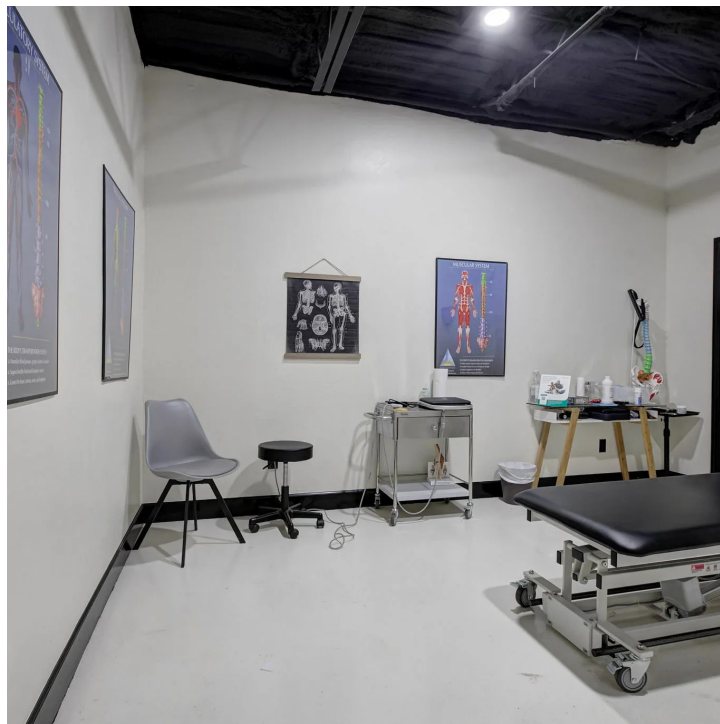
- 3,561 SF freestanding medical office building
- Established Northwest Oklahoma City medical corridor
- Functional medical office configuration
- Private offices and support space
- Ample on-site parking
- Suitable for owner-users or investors
- Flexible medical and professional office use potential

SITE PLANS

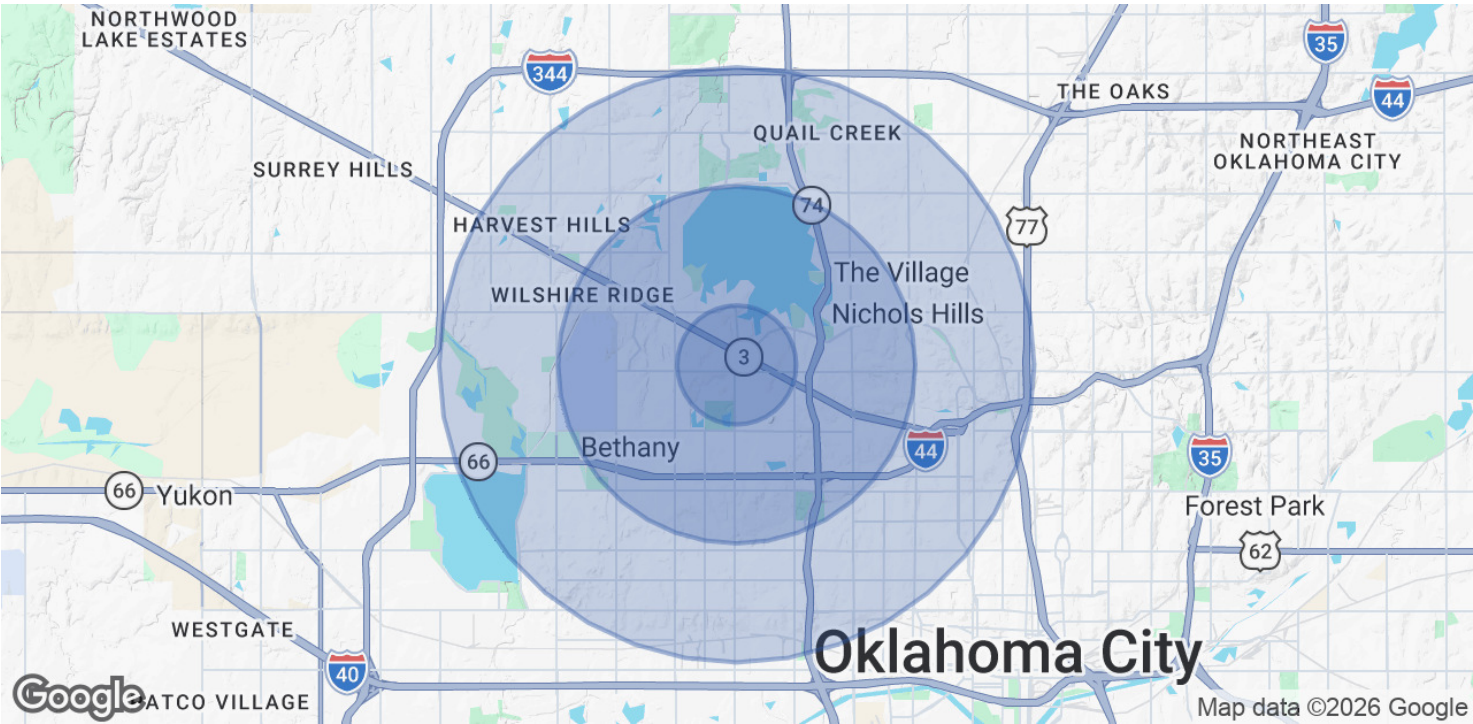


1 FLOOR PLAN
A.101 SCALE: 3/8" = 1'-0"

ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,349	81,549	241,995
Average Age	40.4	37.1	36.9
Average Age (Male)	35.8	36.8	36.5
Average Age (Female)	41.1	37.2	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,691	36,042	105,441
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$78,412	\$82,325	\$87,737
Average House Value	\$193,824	\$224,438	\$247,512

2023 American Community Survey (ACS)

AERIAL MAP

