

FOR SALE OR LEASE

CROWN HEIGHTS OFFICE BUILDING

3701 N Shartel Ave.
Oklahoma City, OK 73118

JOHNNY STRADAL
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EXECUTIVE SUMMARY



Sale Price

\$1,495,000

OFFERING SUMMARY

Lease Rate:	\$17/SF (MG)
Building Size:	7,468 SF
Available SF:	2,516 - 7,468 SF
Lot Size:	32,750 SF
Number of Units:	2
Price / SF:	\$200
Year Built:	1949
Zoning:	C-3
Market:	Oklahoma City

PROPERTY OVERVIEW

Located approximately 1/2 mile west of I-235 at the hard corner of NW 36th St. and Shartel Ave, this exceptional Mid-Century Modern property overlooks the scenic Crown Heights Park and sits adjacent to one of Oklahoma City's most established neighborhoods. The property offers outstanding visibility, strong signage opportunities along both streets, and ample parking for employees and visitors. Inside, the building features numerous private offices, multiple restrooms, and a dedicated kitchen/break area, creating a flexible layout suitable for office, medical, retail, owner-user, or investment purposes. Its highly desirable location and park views provide a unique blend of character, convenience, and accessibility within the urban core.

PROPERTY HIGHLIGHTS

- Approx. 195' of frontage along NW 36th St. and 190' of frontage along N. Shartel Ave.
- Convenient and quick access to I-235 (Broadway Extension)
- Approx. 40 onsite parking spaces are included with the property, along with an additional 16 free public parking spaces located directly west of the building
- Overlooks Crown Heights Park with abundant surrounding green space
- Approx. 17,000 vehicles per day traveling along NW 36th St. & Shartel Ave. combined.

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SUITE FLOOR PLANS & LEASE RATES



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,516 - 7,468 SF	Lease Rate:	\$17 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	4,952 - 7,468 SF	Modified Gross	\$17.00 SF/yr	2,608 SF St Level & 2,344 SF Lower Level
Suite B	Available	2,516 - 7,468 SF	Modified Gross	\$17.00 SF/yr	2,516 SF St Level

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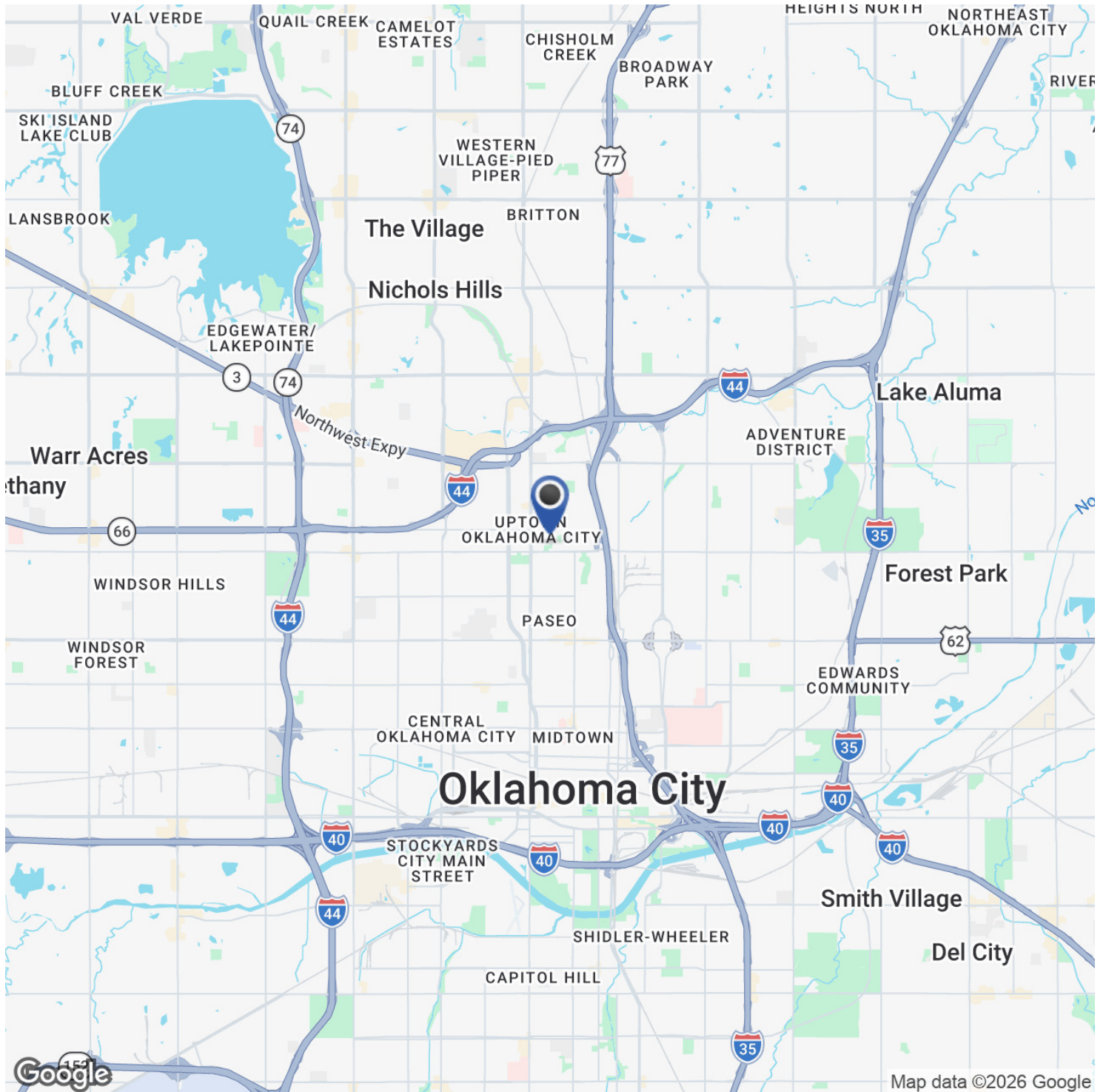
ADDITIONAL PHOTOS



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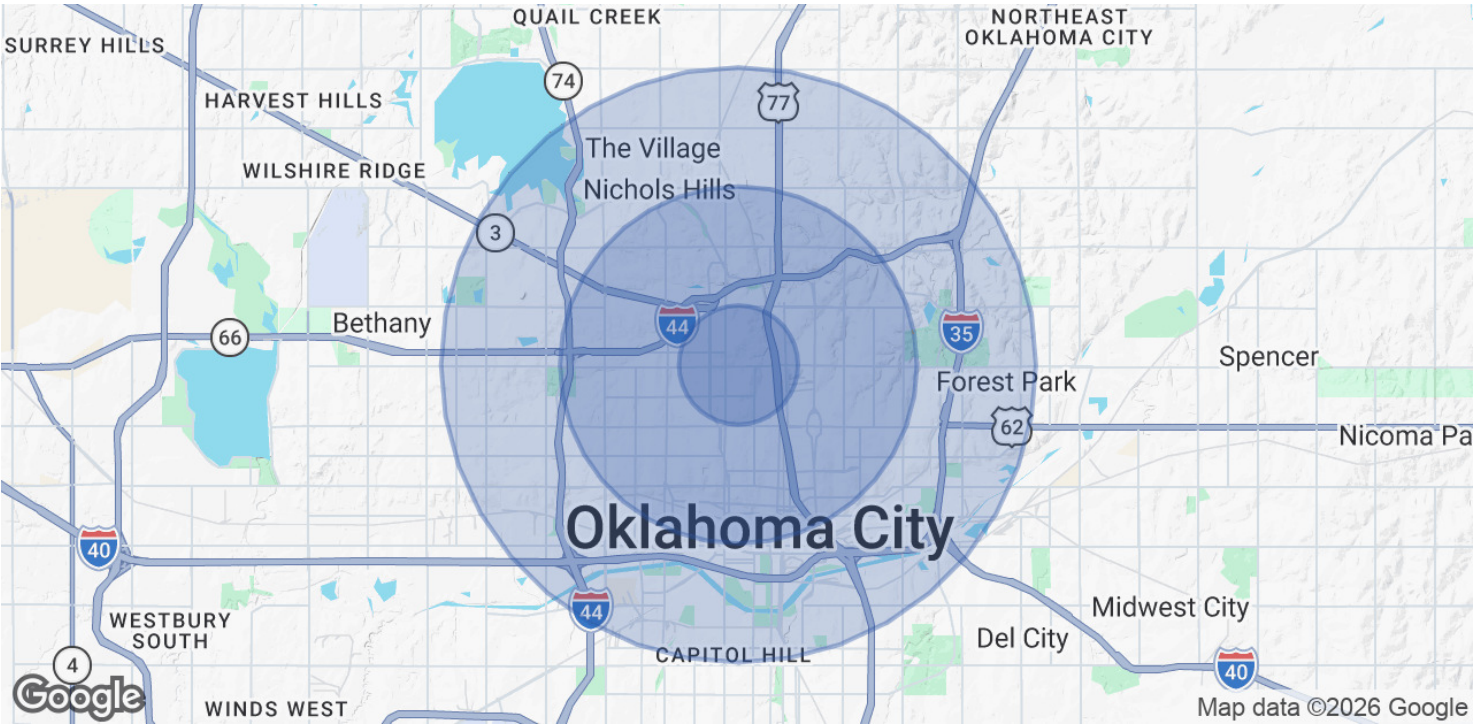
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,093	82,424	180,913
Average Age	37.1	36.9	36.2
Average Age (Male)	37.6	37.6	36.5
Average Age (Female)	37.7	36.4	36.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,154	39,650	81,396
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$99,147	\$91,388	\$83,871
Average House Value	\$307,710	\$279,294	\$241,601

2023 American Community Survey (ACS)

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