



Prestigious Location

Situated on the north side of West Memorial Road, this property has a prime location in northwest Oklahoma City.

The building is adjacent to the prestigious Gaillardia Country Club, and residential neighborhood. Other Class A office buildings continue along West Memorial Road and high end residential, retail and office properties surround the area. The property is between Mercy Hospital and Pro-Cure Cancer Center.

West Memorial Road serves as an access road for the Kilpatrick Turnpike, and there are full interchanges at both Meridian and MacArthur Boulevard. Gaillardia Corporate Park has a turnpike crossover, giving it excellent accessibility.

Located a few minutes from the interchange of Kilpatrick Turnpike and the Lake Hefner Parkway, the building is easily accessible to the entire metropolitan area.

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For more information, please contact: David A. Huffman, CCIM
 5801 N Broadway, Suite 120, Oklahoma City, OK 73118
 405.418.7114 www.wigginprop.com

Premium Office Building FOR SALE



5001 Gaillardia Corporate Place

Wiggin Properties is pleased to offer this one of a kind Gaillardia office building for sale. Completed in 2009, this building has every first class amenity imaginable and is finished with only the finest materials and highest quality craftsmanship.

The property is for sale well below its cost. It is partially leased on flexible terms, which makes it an ideal investment for the business who doesn't need to occupy all of the space immediately, but anticipates future growth.

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Unsurpassed craftsmanship is evident in every detail.



Built to last a century.



Quality finishes throughout make a statement of elegance and charm.



Building Size:

1st floor	5,613 SF
2nd floor	4,260 SF
Basement (finished)	3,122 SF
Total	12,995 SF

Land Area: Approximately 41,456 SF

Year Built: 2009

Architect: Steve Blair & Associates

Condition: Excellent

Occupancy: 90%, partially by owner on flexible terms

Financing: This property would qualify for an SBA 90% loan to value at below 5.5% interest for an owner-occupant.

Design Features and Amenities

- 10 foot ceilings and large arched windows give the feeling of open space
- Granite counters, designer hardware and custom wrought iron railing
- Handcrafted walnut woodwork, cabinetry and other wood detailing throughout
- Elevator and two stairways serve all 3 floors
- State of the art electrical and security system
- A full kitchen downstairs and a half kitchen upstairs
- Large conference room
- Multiple fireplaces and ornate mantels
- Established landscaping surrounds the building
- 4 covered spaces and ample parking on concrete surfaces
- Fully finished basement
- An impressive entry and reception area
- Interior fire sprinkler system
- Separately zoned heating and air conditioning
- Restrooms on each floor
- Room for expansion
- Gutters are copper, windows are double glazed



With every amenity imaginable.



The building has a French Provincial design with a stucco and cast stone exterior facade.