

Office For Sale or Lease

3010 NW 149th

Oklahoma City, OK 73134

WIGGIN
PROPERTIES, LLC



Office for Sale or Lease

Memorial Corridor | Quail Springs Office Park

Available SF: 12,156 SF
3,000 SF *min div*

Lease Rate: \$20.00/SF *Modified Gross*

Sale Price: \$1,825,000 (\$150/sf)

Acres: 1.85 Acres

Highlights:

- Modern property offered well below build cost features large, private parking lot with ample room to expand at back of building
- Suites feature high ceilings, efficient design and individually controlled HVAC.
- Superb Memorial Corridor location surrounded by high-end neighborhoods, country clubs, premiere retail centers and multiple hospitals and surgery centers
- Near Kilpatrick Turnpike and Hefner Parkway providing easy access to the entire metro area



Call Julie Kriegel or Matt Ralls at **405.842.0100**

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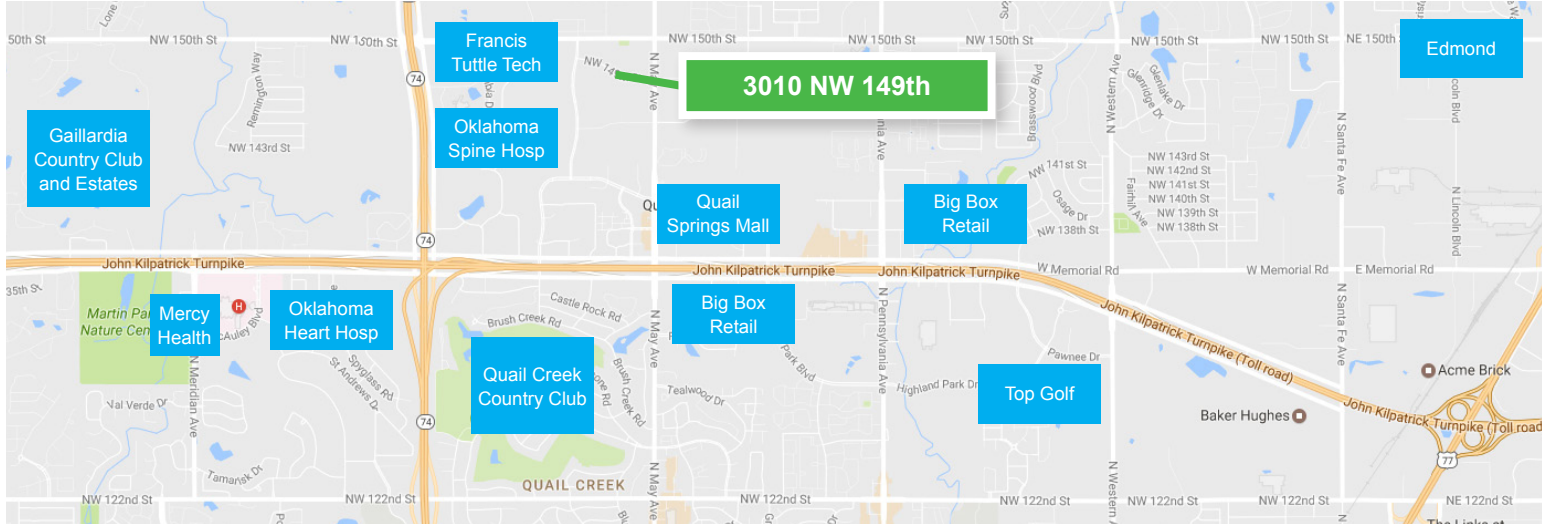
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Location

Situated just south of NW 150th St along NW 149th, the property sits between two full Kilpatrick Turnpike interchanges at N May Avenue and N Portland Avenue, as well as the Hefner Parkway interchange at N Portland Avenue. This convenient location provides easy access to the building from the entire metro area.

Demographics

2016	1 mile	3 miles	5 miles
Population	3,312	66,406	165,589
Total Employees	6,674	31,184	66,653
Average HH Income	\$130,181	\$90,586	\$89,628
Total Housing Units	1,771	32,986	75,430



Large private parking lot. Ample room for expansion at rear of building.

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