

6001 N.W. 139<sup>TH</sup> STREET  
OKLAHOMA CITY, OK 73142

Investment Opportunity

Medical Office Building For Sale or Lease

10,507 SF on 1.14 Acres MOL

Sales Price: \$3,300,000

Suite A - 2,695 SF - \$24.00/SF NNN



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REAL ESTATE**

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**MATTHEW PIERCE**

405.203.3636

MATT@NAIRED.COM

**CADE FLESNER**

760.889.2305

CADE@NAIRED.COM



## PROPERTY HIGHLIGHTS

- 100% Occupied
- Tenant Mix (SW Orthopedic Specialists, OU Pediatrics, Neuropathy Treatment Clinic)
- NOI: \$266,096.32
- Cap Rate: 8.06%
- 2016 Construction

## LOCATION HIGHLIGHTS

- High Traffic Counts
- Easy Access to John Kilpatrick Turnpike
- Prestigious Medical Neighbors

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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	6,123	54,724	150,327
AVERAGE HOUSEHOLD INCOME	\$103,437	\$114,997	\$97,024
TOTAL HOUSEHOLDS	2,975	22,829	63,431

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