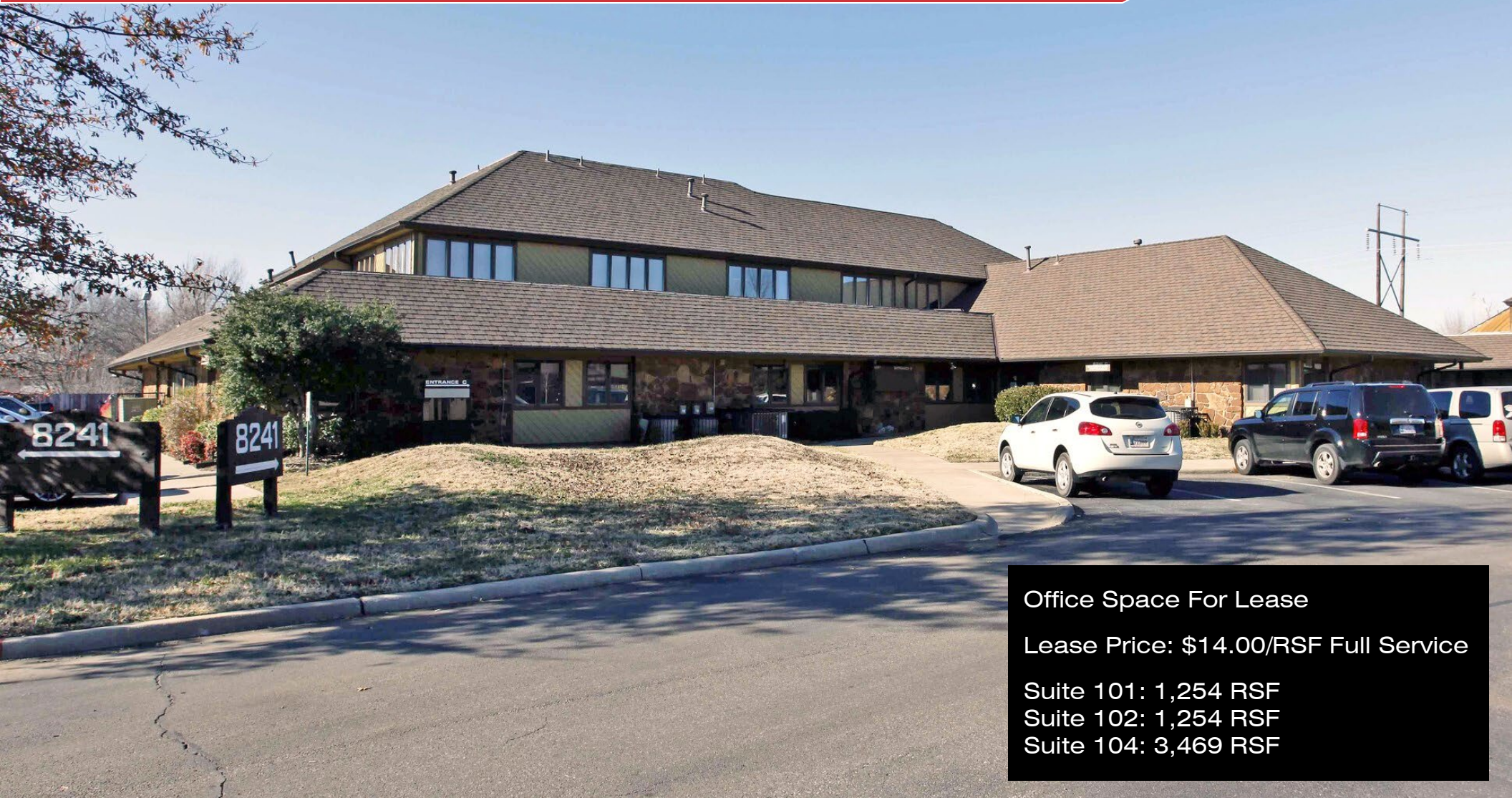


8241 S. WALKER AVENUE
OKLAHOMA CITY, OK 73139



Office Space For Lease

Lease Price: \$14.00/RSF Full Service

Suite 101: 1,254 RSF

Suite 102: 1,254 RSF

Suite 104: 3,469 RSF

NAIRED COMMERCIAL
REAL ESTATE
405.840.0600 | NAIRED.COM

MATTHEW PIERCE
405.203.3636
MATT@NAIRED.COM

CADE FLESNER
760.889.2305
CADE@NAIRED.COM



PROPERTY OVERVIEW

| | |
|------------|----------------|
| TOTAL SF | 15,184 SF |
| LOT SIZE | 1.43 ACRES +/- |
| YEAR BUILT | 1984 |
| ZONING | Commercial |

- Located in Willow Brook Office Park
- 40+ Free Parking Spaces
- 2 Miles from I-240
- Suite 101: 1,254 RSF
- Suite 102: 1,254 RSF
- Suite 104: 3,469 RSF Class B Office Space
 - 7 Private Offices
 - Break Room

DEMOGRAPHICS



POPULATION

1 MILE: 13,985
 3 MILES: 92,311
 5 MILES: 196,041



AVERAGE HOUSEHOLD INCOME

1 MILE: \$82,441
 3 MILES: \$74,986
 5 MILES: \$69,330



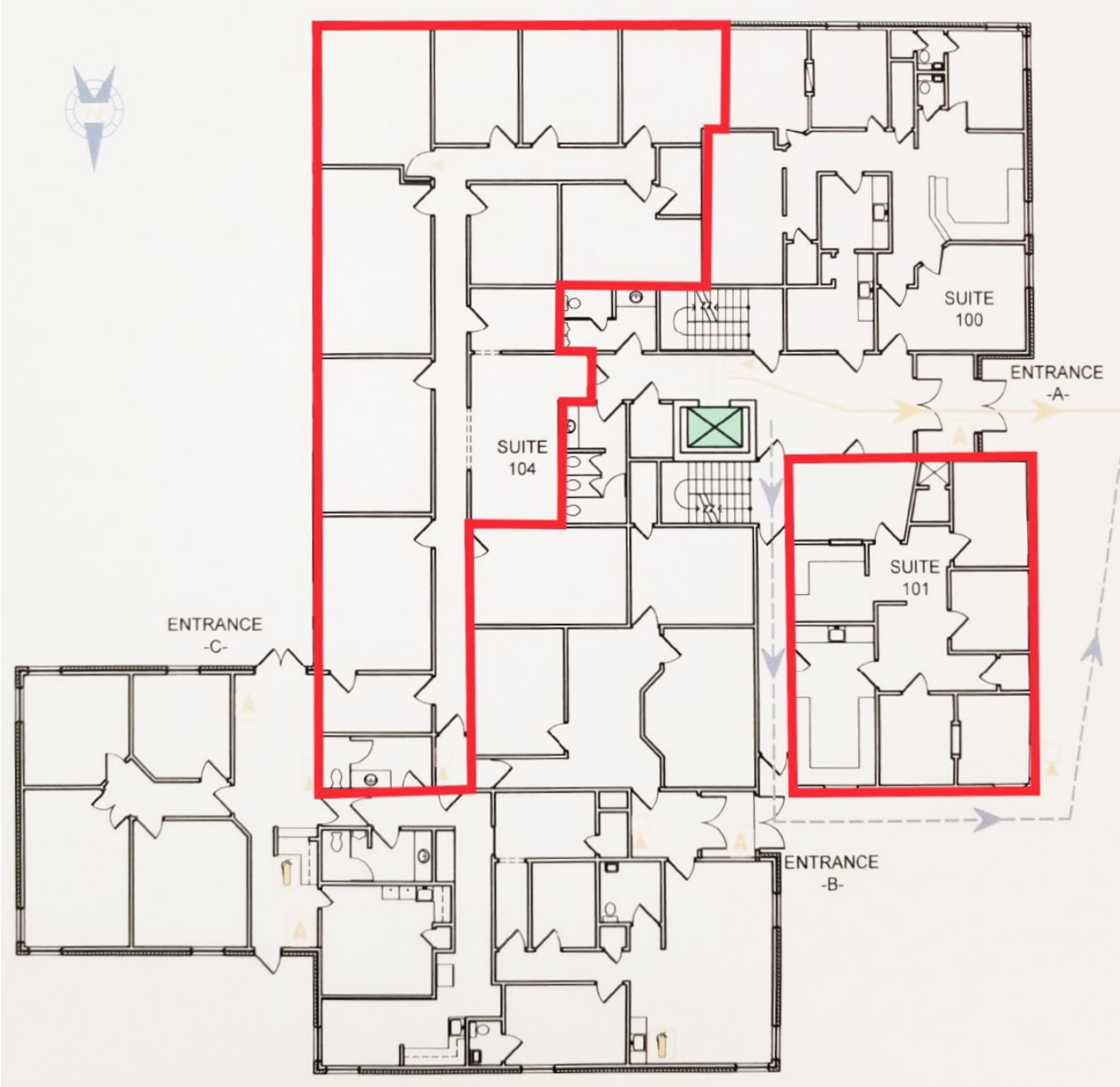
TOTAL HOUSEHOLDS

1 MILE: 5,472
 3 MILES: 36,049
 5 MILES: 76,622



0.80 MILES FROM I-240
 2.5 MILES FROM I-44
 2.8 MILES FROM I-35
 6.5 MILES FROM I-40

8241 S. WALKER AVENUE SITE PLAN



8241 S. WALKER AVENUE – SUITE 102 – 1,254 RSF



8241 S. WALKER AVENUE AERIAL

