

Original 2-Story Building

Annex



**OFFERING SUMMARY**

Original Building:	+/- 6,334 SF
Annex:	+/- 3,481 SF
	Can be leased together or separately
Lease Rate:	\$16.00 SF/yr + \$1.30 Utilities

Tenant pays janitorial & minor maintenance

Building Size:	9,815 SF
Building Class	B
Market:	North- Northwest

**PROPERTY OVERVIEW**

This is a unique two-story building (+/- 3,167 SF per floor) that offers building signage and adjacent parking. There is an executive office with fireplace, numerous private offices, break room, and four and a half restrooms. The building is partially furnished and there is an additional cost to leave furniture in place, This is a "plug and play" opportunity. The annex is connected but can be leased separately.

**LOCATION OVERVIEW**

Located a block west of Lake Hefner Parkway and a block north of NW 122nd, behind First Enterprise Bank, next to "The Greens" neighborhood.

**PROPERTY HIGHLIGHTS**

- Building signage visible from 122nd
- Ample adjacent parking
- Spacious offices

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# For Lease

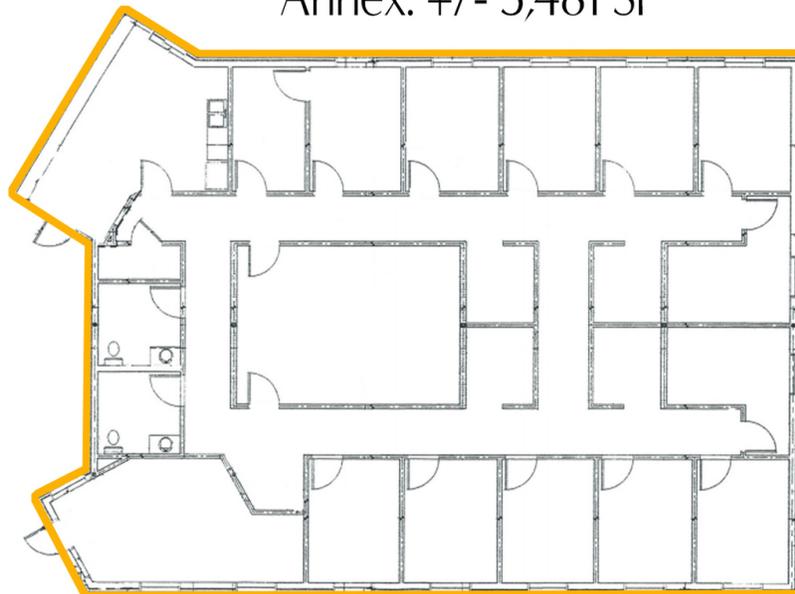
12312 St. Andrews Drive, Oklahoma City, OK 73120

Original Building: +/- 6,334 SF



\*1st and 2nd floor must be leased together\*

Annex: +/- 3,481 SF



Original Building and Annex may be leased separately or together

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