

12312 ST. ANDREWS DRIVE

OKLAHOMA CITY, OK 73120

**Main Building
±6,334 SF**



**Annex
±3,481 SF**



PROPERTY DESCRIPTION

NEW PAINT, FLOORING AND ROOF. This is a unique two-story building (±6,334 SF total plus the annex consisting of ±3,481 SF) offers building signage and adjacent parking. There is an executive office with fireplace, numerous private offices, break room, and three restrooms.

Tenant is responsible for utilities, janitorial, minor maintenance (lightbulb replacement, plumbing, etc.) and semi-annual servicing of the HVAC units using a contractor that is acceptable to the landlord, plus any IT / phone service.

LOCATION DESCRIPTION

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

OFFERING SUMMARY

Main Building (2 story):	±6,334 SF
Annex (1 story):	±3,481 SF
Lease Rate:	\$15.50 SF/ yr +\$1.50 Utilities with 3% annual increases
Building Size:	±9,815 SF
Class:	B
Market:	North - Northwest
Lease Options:	
1. Main building 2 tory:	±6,334 SF
2. Annex	±3,481 SF
3. Whole Building:	±9,815 SF

TOM FIELDS

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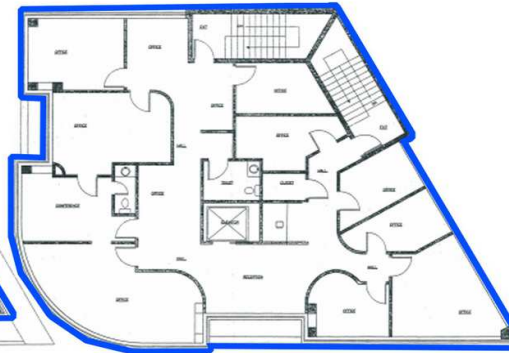
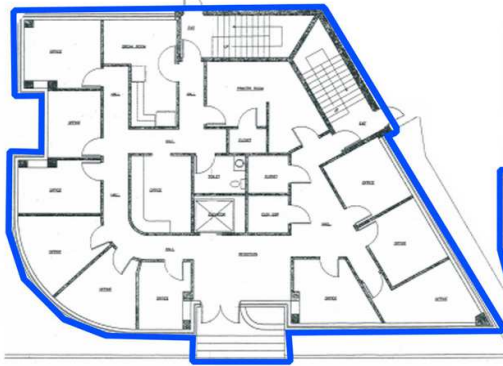
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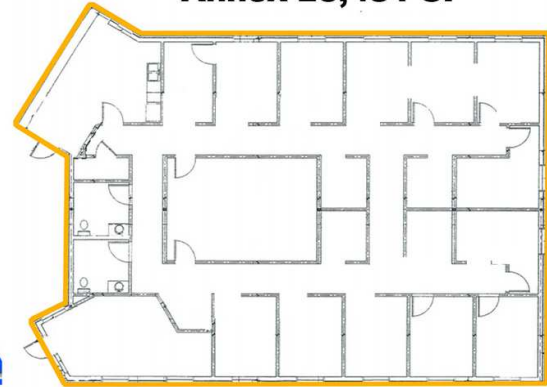
Main Building

1st Floor ±3,167 SF

2nd Floor ±3,167 SF



Annex ±3,481 SF



1st and 2nd Floors must be leased together
New paint, flooring and roof

**Annex can be
leased separately**

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