



500 Colcord Dr

Oklahoma City, Oklahoma

**GIRMA MOANING**  
Retail Investment Specialist  
405.239.1244  
gmoaning@priceedwards.com  
priceedwards.com



### OFFERING SUMMARY

Sale Price:	\$699,999
Lease Rate:	\$16.00 SF/yr (MG)
Building Size:	4,000 SF
Available SF:	4,000 SF
Year Built:	1978
Submarket:	Walker Ave

11222021

### VIRTUAL TOUR

#### PROPERTY OVERVIEW

500 Colcord Drive is located in Oklahoma City at the intersection of Walker Avenue and Colcord Drive on the western edge of the Downtown Business District. This building is within walking distance of the Oklahoma County Court House, City Hall, the Downtown Business District, Western District Federal Courthouse, and numerous restaurants.

With this location, you are in close proximity to the public sector's largest recent investments through MAPS 3, the Convention Center, Scissortail Park, Myriad Botanical Gardens, the new Omni Hotel, and access to a prominent OKC Streetcar stop.

#### PROPERTY HIGHLIGHTS

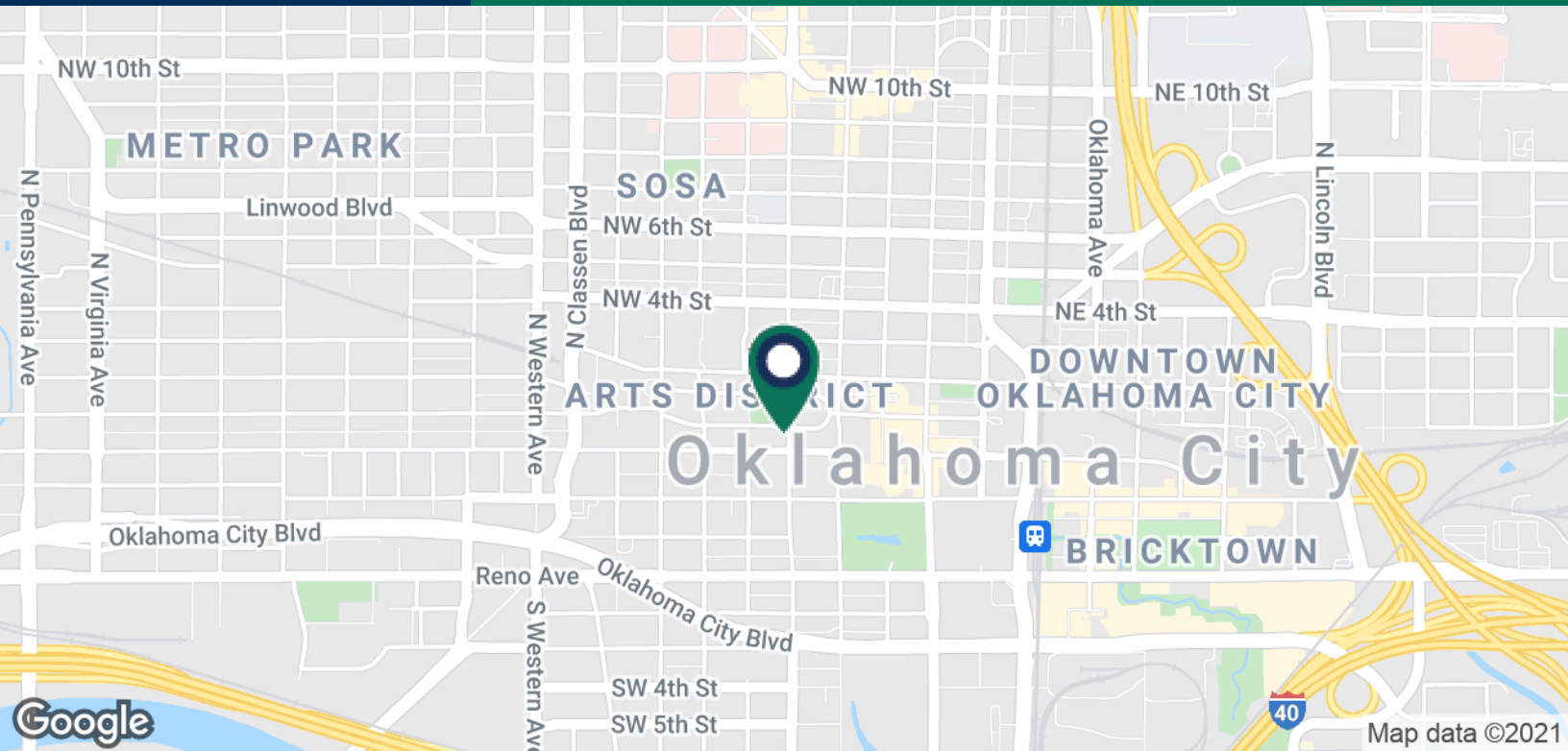
- Flex-use Office or Retail | Optimum Layout Flexibility
- Conference Room | Eleven Offices
- Open Office Workspace | Kitchenette
- Shared Courtyard | Street Parking

**GIRMA MOANING**  
405.239.1244  
gmoaning@priceedwards.com  
priceedwards.com



# 500 Colcord Drive

500 Colcord Dr, Oklahoma City, OK 73102



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,356	214,145	640,095
Average Age	36.2	33.0	34.1
Average Age (Male)	38.0	32.6	33.1
Average Age (Female)	34.5	33.6	35.3

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,103	83,190	256,290
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$36,869	\$42,311	\$53,022
Average House Value	\$57,418	\$121,192	\$138,753

\* Demographic data derived from 2010 US Census

**GIRMA MOANING**  
405.239.1244  
gmoaning@pricedwards.com  
pricedwards.com