

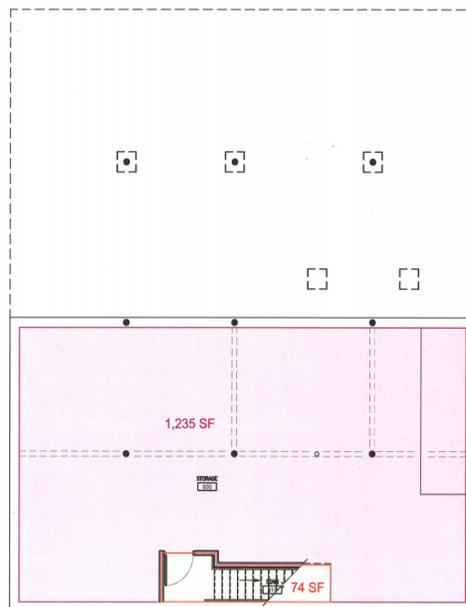
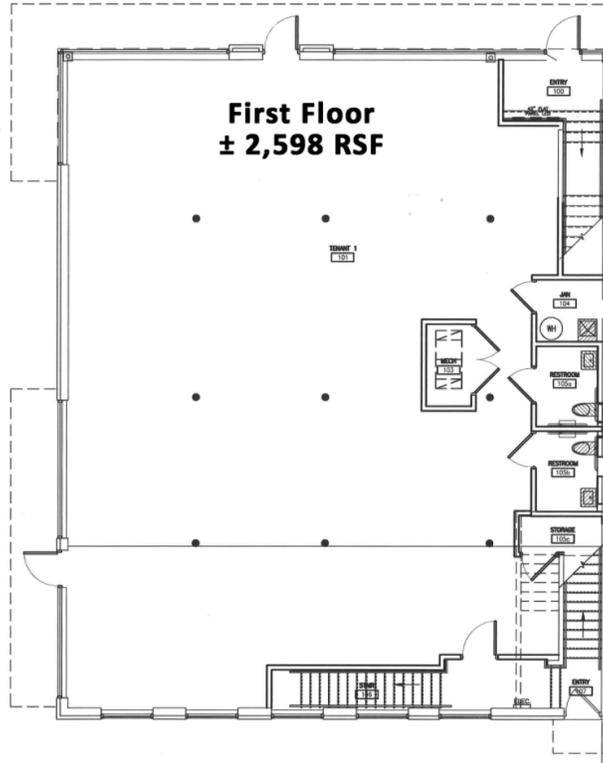


## OFFERING SUMMARY

Available SF:	1st Floor: ±2,598 SF Basement: ±1,235 SF
Lease Rate:	\$20.00/SF with \$ .50 annual increases Tenant pays utilities and janitorial
Available SF:	2,591 SF
Building Size:	±6,734 SF
Term:	5 Year Term

## PROPERTY OVERVIEW

JHBR Architects, Inc. is designing plans for an extensive renovation to the Morgan Building. Dr. C. Wesley Morgan built the property in 1946 in a predominately black community for his medical clinic. Other tenants at that time included a dental office, pharmacy, beauty salon, gift shop and Blacks Flowers. The Kappa Alpha Psi Fraternity lounge was located in the basement. JHBR occupies the 2nd floor. On-site parking south of the building is available.



⊖ **BASEMENT FLOOR PLAN**  
SCALE: 1/8"=1'-0"



**TOM FIELDS**  
405.239.1205  
tfields@priceedwards.com  
priceedwards.com