

# Dental Clinic for Lease or Sale

8101 South Walker, Suite C, Oklahoma City, OK 73109



## OFFICE SPACE NOW AVAILABLE

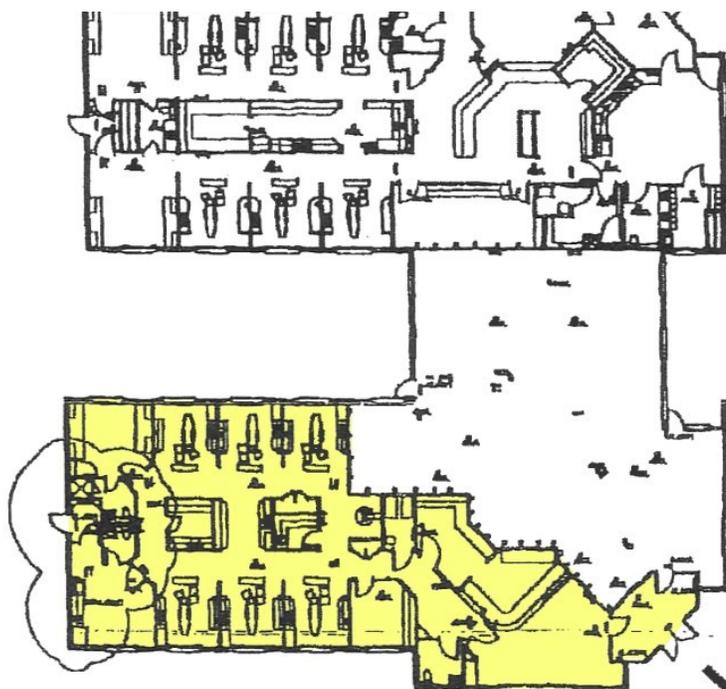
## PROPERTY OVERVIEW

<b>Available SF:</b>	3,220 SF	This is a Condominium project, leasing a Unit Ownership Estate governed by a recorded Declaration of Covenants, conditions and Restrictions, Doc. #1998120998, book 7386, pages 813-877, filed 8/24/1998
<b>Lease Rate:</b>	\$14.00 SF/yr (NNN)	
<b>Lot Size:</b>	2.19 Acres	
<b>Sale Price:</b>	\$335,000 or, \$104.04 per SF	Shared vestibule entry with an accounting firm, this ready-built dental clinic is made to order for a start-up or, expanding clinic. Six (6) chair exam spaces, two (2) nurses stations, two (2) private, ADA compliant restrooms, a lab room, three (3) private offices and a large waiting room make this an ideal spot for your next clinic
<b>Building Size:</b>	3,220 SF	
<b>Building Class:</b>	A	
<b>Year Built:</b>	1998	
<b>Market:</b>	South Oklahoma City	
<b>Sub Market:</b>	North Moore	
<b>Cross Streets:</b>	I-240 & S. Walker	This beautiful dental clinic is located front and center in the Southpointe Condominium complex, featuring mature and plush landscaping, drive-up free surface parking and monument signage. With an exit off I-240, Southpointe is easily accessible from all points in the Metro.

## LOCATION OVERVIEW

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SECTION PLAN

### THIS FLOOR PLAN IS NOT TO SCALE

- 1. ALL DIMENSIONS ARE APPROXIMATE
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- 3. ALL DIMENSIONS ARE APPROXIMATE

