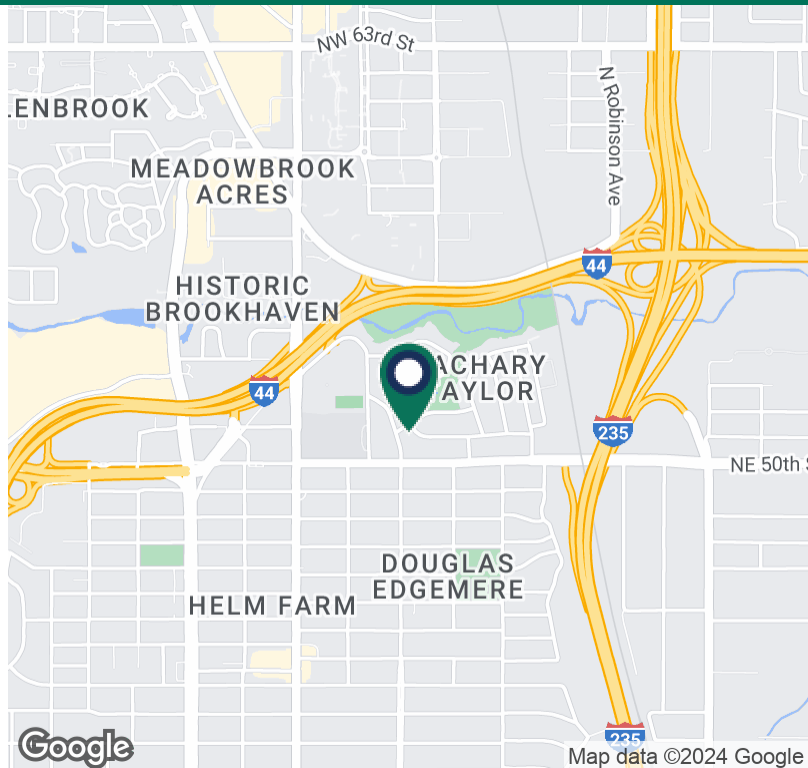


SHARTEL PLAZA

5120 N SHARTEL AVENUE, OKLAHOMA CITY, OK 73118



PROPERTY DESCRIPTION

The Shartel Plaza property is a unique combination of office and retail space. The building enjoys an excellent location just east of Bishop McGuinness High School on NW 50th Street, only a few blocks south of I-44 and North Western Avenue. The property provides ample free parking, on-site management, Cox Cable connectivity, is within walking distance of the Shartel Cafe and Hideaway Pizza as well as numerous other restaurants.

PROPERTY HIGHLIGHTS

- Building signage available
- Located 2 blocks east of Western Avenue
- Neighbors Bishop McGuinness High School
- Nearby restaurants and shopping
- Spacious parking lot
- Easily accessible from the Broadway Extension

OFFERING SUMMARY

Lease Rate	\$18.00 SF/yr (NNN)
Available SF:	1,500 - 2,970 SF
Building Size:	14,431 SF

SPACES	LEASE RATE	SPACE SIZE
5118	\$18.00 SF/yr	2,970 SF
5124	\$18.00 SF/yr	1,500 SF

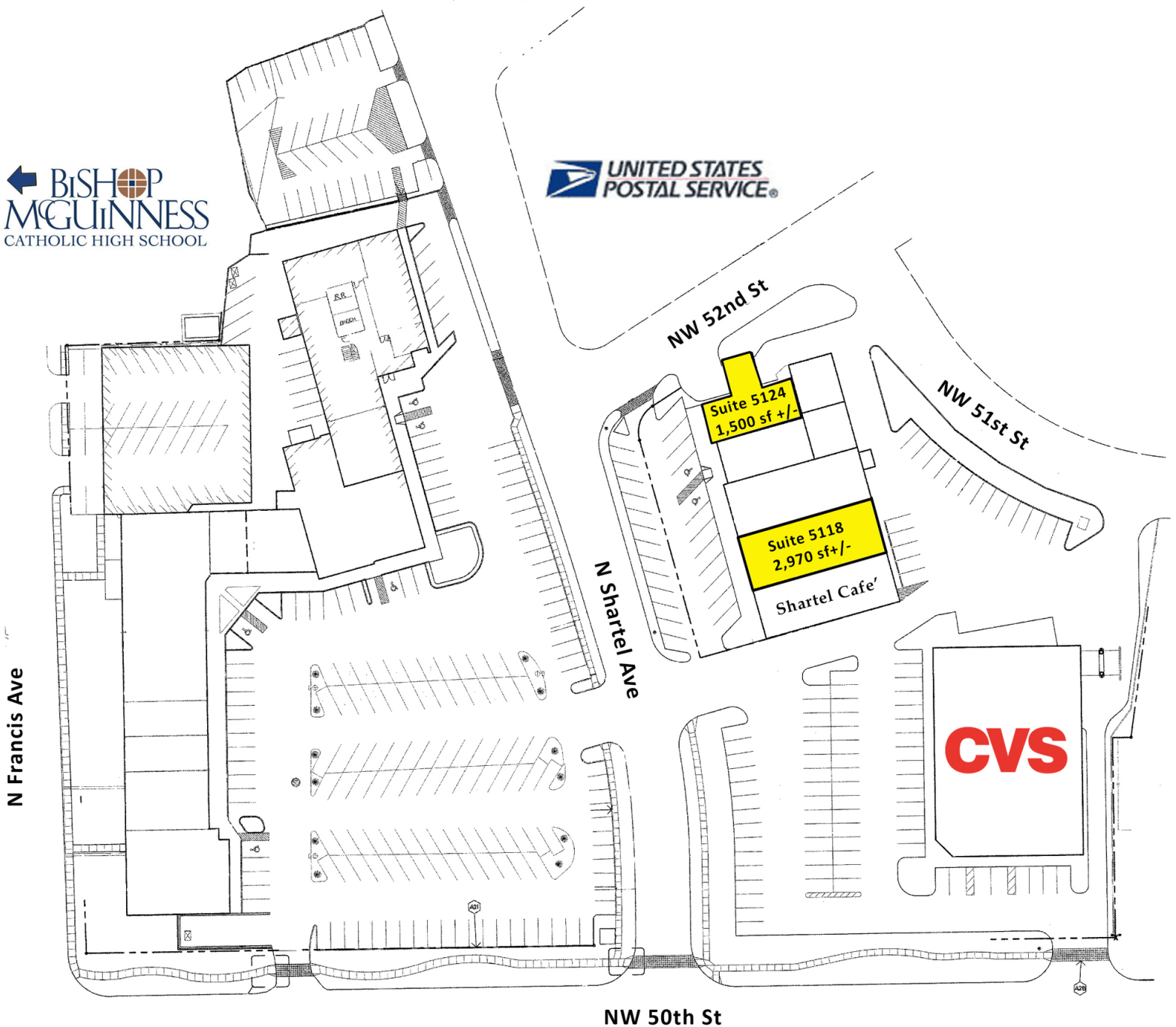
DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	4,122	16,326	40,827
Total Population	7,711	30,359	79,092
Average HH Income	\$86,962	\$81,623	\$74,989

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