SHARTEL PLAZA

5117 N. Shartel Avenue Oklahoma City, OK 73118





OFFERING SUMMARY

Available SF: 4,139SF

Lease Rate: \$17.50 SF/yr

Normal utilities included. Tenant is responsible for

janitorial.

Building Size: 60,244

Building Class:

PROPERTY OVERVIEW

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 the new Hideaway Pizza as well as numerous other restaurants.

PROPERTY HIGHLIGHTS

- 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

Market: Oklahoma City

Sub Market: North

TOM FIELDS CRAIG TUCKER

tfields@priceedwards.com ctucker@priceedwards.com 405.239.1205 405.843.7474

210 Park Ave, Suite 700, Oklahoma City, OK 73102 210 Park Ave, Suite 700, Oklahoma City, OK 73102

priceedwards.com priceedwards.com

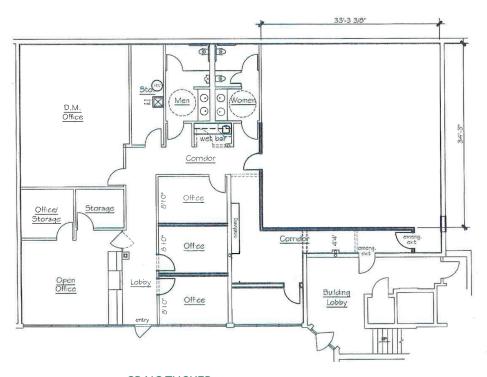
The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

SHARTEL PLAZA

5117 N. Shartel Avenue Oklahoma City, OK 73118







TOM FIELDS

tfields@priceedwards.com 405.239.1205 210 Park Ave, Suite 700, Oklahoma City, OK 73102 priceedwards.com

CRAIG TUCKER

ctucker@priceedwards.com 405.843.7474 210 Park Ave, Suite 700, Oklahoma City, OK 73102 priceedwards.com