

## 301 NW 36TH STREET

301 NORTHWEST 36TH STREET OKLAHOMA CITY, OK 73118



### PROPERTY DESCRIPTION

This mid-century building is designed as a single tenant building with 12 large offices and two work areas for mailing and print work.

The building features a very nice conference room located behind the reception area in the center of the building. A large lawn with room for an outdoor entertainment/activity area surrounds the building. An additional amenity is a creek running north along the east and north sides of the building giving it separation from the residential areas being developed along the surrounding streams and greenbelt.

### PROPERTY HIGHLIGHTS

- 12 offices, some connecting
- Reception area
- Large centrally located conference room
- Work area/mail room
- Men's and Women's restrooms (not ADA)
- Kitchen
- 1.43 acres of land (survey available)

### OFFERING SUMMARY

|                       |             |
|-----------------------|-------------|
| <b>Sale Price:</b>    | \$1,750,000 |
| <b>Lot Size:</b>      | 1.43 Acres  |
| <b>Building Size:</b> | 6,974 SF    |

### TRAFFIC COUNTS

|         |             |        |
|---------|-------------|--------|
| NW 36th | East        | 16,264 |
| NW 36th | West        | 14,012 |
| I-235   | North/South | 92,100 |

- The building will have all new air conditioning installed prior to the closing of a sale. That's 25 tons of new AC to be added in the sale at no additional cost to the buyer.

**CORDELL C. BROWN, CCIM, CIPS**

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| POPULATION           | 1 MILE    | 2 MILES   | 3 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 8,219     | 36,747    | 80,261    |
| Average Age          | 39        | 38        | 39        |
| Average Age (Male)   | 39        | 38        | 38        |
| Average Age (Female) | 39        | 39        | 40        |
| HOUSEHOLDS & INCOME  | 1 MILE    | 2 MILES   | 3 MILES   |
| Total Households     | 4,192     | 17,571    | 37,367    |
| # of Persons per HH  | 2         | 2.1       | 2.1       |
| Average HH Income    | \$94,515  | \$80,388  | \$79,505  |
| Average House Value  | \$350,829 | \$305,125 | \$307,190 |

Demographics data derived from AlphaMap

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