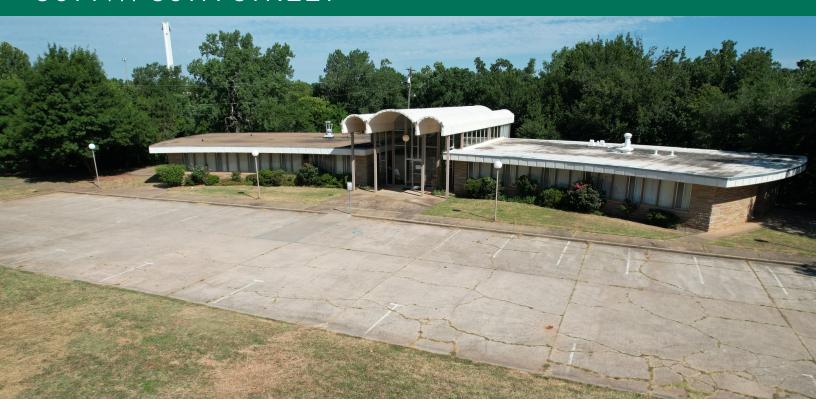


### 301 NW 36TH STREET

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

50,000
Acres
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.

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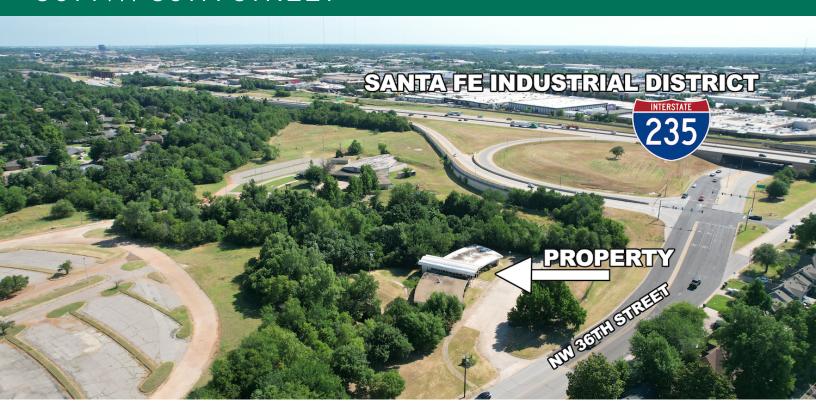
cbrown@priceedwards.com 0: 405.239.1222 C: 405.826.6416

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.



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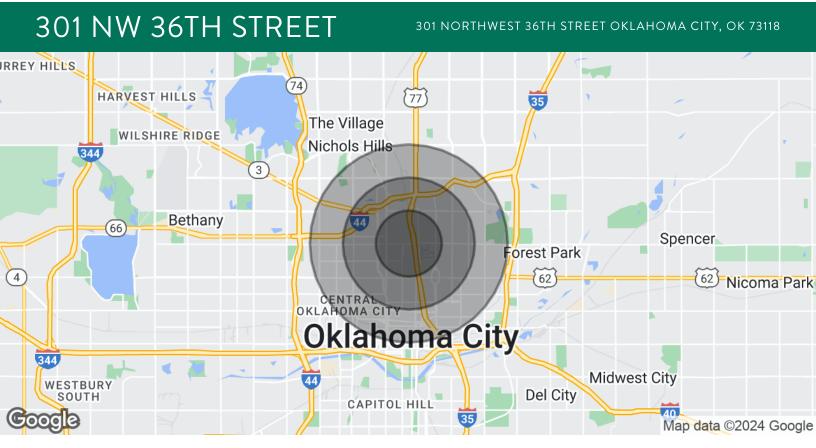




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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	8,219	36,747	80,261
Average Age	39	38	39
Average Age (Male)	39	38	38
Average Age (Female)	39	39	40
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
HOUSEHOLDS & INCOME  Total Households	<b>1 MILE</b> 4,192	<b>2 MILES</b> 17,571	<b>3 MILES</b> 37,367
Total Households	4,192	17,571	37,367

Demographics data derived from AlphaMap

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