

## 501 COUCH DRIVE

## OKLAHOMA CITY, OK 73102



### PROPERTY DESCRIPTION

Discover the vibrant energy of Oklahoma City surrounding the property at 501 Couch Drive. Embrace the convenience of being within walking distance of notable attractions such as the Paycom Energy Arena and the Myriad Botanical Gardens, offering a perfect blend of work and leisure in the heart of downtown. Nearby dining options like Mahogany Prime Steakhouse and The Jones Assembly provide exceptional culinary experiences. There are also numerous lunch restaurants within walking distance. With easy access to public transportation and major highways, the location ensures seamless connectivity throughout the city. Experience the dynamic cultural scene and thriving business environment that make this area an ideal destination for office tenants.

- Leased to Windstream the past 25 years and will vacate 10/31/24
- 17+ parking spaces on site to the west
- Approximately \$20,000 - \$25,000 of annual parking lot income

### LOCATION DESCRIPTION

Located in the Central Business District between Main Street and 4th Street. Easily accessible from I-235 and I-40.

### OFFERING SUMMARY

<b>Appraised Value June 2024:</b>	\$1,175,000
<b>Building Size:</b>	±6,214 SF
<b>Insurance:</b>	\$7,489
<b>Real Estate Taxes (2023):</b>	\$4,784
<b>Year Built/Renovated:</b>	1948/2000
<b>County Assessor #:</b>	R103368060

**Building sold as is**

### TOM FIELDS

tfields@priceedwards.com

O: 405.239.1205

## 501 COUCH DR

## OKLAHOMA CITY, OK 73102



**TOM FIELDS**

tfields@priceedwards.com

O: 405.239.1205

## 501 COUCH DR

## OKLAHOMA CITY, OK 73102



**SITE**

**COUCH DRIVE**

**OKLAHOMA  
COUNTY  
COURTHOUSE**

**LEADERSHIP  
SQUARE**

  
**The Skirvin  
Hilton**  
OKLAHOMA CITY

  
**CIVIC CENTER  
MUSIC HALL**

**S. WALKER AVENUE**

**ROBINSON AVENUE**

**W. SHERIDAN AVENUE**

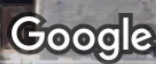
  
**devon**

**RENO AVENUE**

  
**paycom center**

**OKLAHOMA CITY BLVD.**

  
**OMNI HOTELS  
& RESORTS**  
oklahoma city



**TOM FIELDS**

[tfields@priceedwards.com](mailto:tfields@priceedwards.com)

O: 405.239.1205