



## OFFICE SPACE NOW AVAILABLE

<b>Sale Price:</b>	\$821,000
<b>Lot Size:</b>	0.77 Acres
<b>Building Size:</b>	7,144 SF
<b>Building Class:</b>	B
<b>Year Built:</b>	1984
<b>Market:</b>	Oklahoma city
<b>Sub Market:</b>	NW
<b>Cross Streets:</b>	Cherokee Plaza and Northwest Expressway

## PROPERTY OVERVIEW

A unique opportunity for an office buyer or investor. This 7,144 SF office building is equipped with vaulted ceiling entry way, 22 spacious offices, and a large conference room. Ideally located off the Northwest Expressway between Meridian and MacArthur Avenue, this office building is easily accessible and comes with ample onsite parking.

## LOCATION OVERVIEW

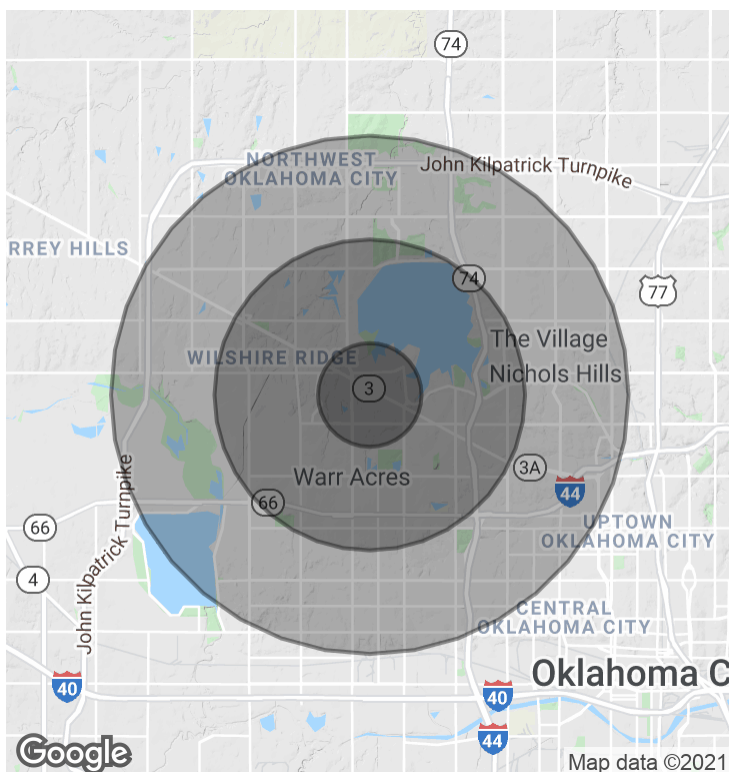
Located in the Northwest Submarket, between Meridian Avenue and MacArthur Avenue off the Northwest Expressway. Perfect for clinic or other medical use. Two miles from Deaconess Integris Hospital, 2.5 miles from Baptist Integris Hospital and 5.5 mile from Mercy Hospital.

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# Warr Acres Office Building

7290 Cherokee Plaza, Oklahoma City, OK 73132



## DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	231,964
Population Density	231,964
Median Age	37.5
Median Age (Male)	36.2
Median Age (Female)	38.8
Total Households	98,973
# of Persons Per HH	2.3
Average HH Income	\$64,096
Average House Value	\$165,925

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