

For Sale: 64,522 SF Building with Medicare–approved, in–patient and out–patient surgery hospitals, dedicated MRI space, varying sized office spaces, and more



Southwest Medical Tower

Oklahoma City, Oklahoma

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**PRICE
EDWARDS**
AND COMPANY



OFFERING SUMMARY

Sale Price:	Negotiable
Building Size:	64,542 SF
Available SF:	36,655 SF
Lot Size:	1.85 Acres
Year Built:	1973
Renovated:	2009
Zoning:	O-2
Market:	South
Submarket:	Capitol Hill

PROPERTY OVERVIEW

Southwest Medical Tower is located in the southwest quadrant of Oklahoma City, Oklahoma, approximately 4 miles from Downtown. The ADA-compliant building's 1st floor has an in-house pharmacy, a move-in-ready MRI suite, and an outpatient surgery center that contains three surgery rooms. The lobby has been totally remodeled with beamed ceilings, new flooring, and lighting. This Medicare-approved hospital facility is situated on the first three floors and is accessed by a dedicated portico-covered emergency entry and dedicated elevators. The Hospital includes 2 large operating rooms and an emergency room on the 2nd floor. Also, 8 in-patient recovery rooms, physicians lockers, secured drug room and an in-patient quarantine room with reversed air-flow. The building has an emergency generator a security guard on-site. Other available suites feature exam rooms with nurses stations or general office space available to lease.

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Medicare-Approved Hospital Space |

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HOSPITAL SPACE DESCRIPTION

Presently in use, the fully functional, Medicare-certified in-patient hospital is made up of 17,078 square feet situated on the first 3 floors of the building.

Hospital Floor 1

- Dedicated entrance and elevator
- On-site, 24-hour, security guard suite at the covered entry
- 2 Wash stations
- Sterile storage
- Clean/Dirty storage



Hospital Floor 2

- Inviting large reception and waiting area
- Emergency room
- 3 administrative offices
- Counseling room
- 8 in-patient rooms
- 1 sealed, special isolation room with reverse airflow
- Large PACU room
- 2 Operating rooms
- Sterile corridors
- Sterile processing area
- Secured drug room
- In-patient kitchen



Hospital Floor 3

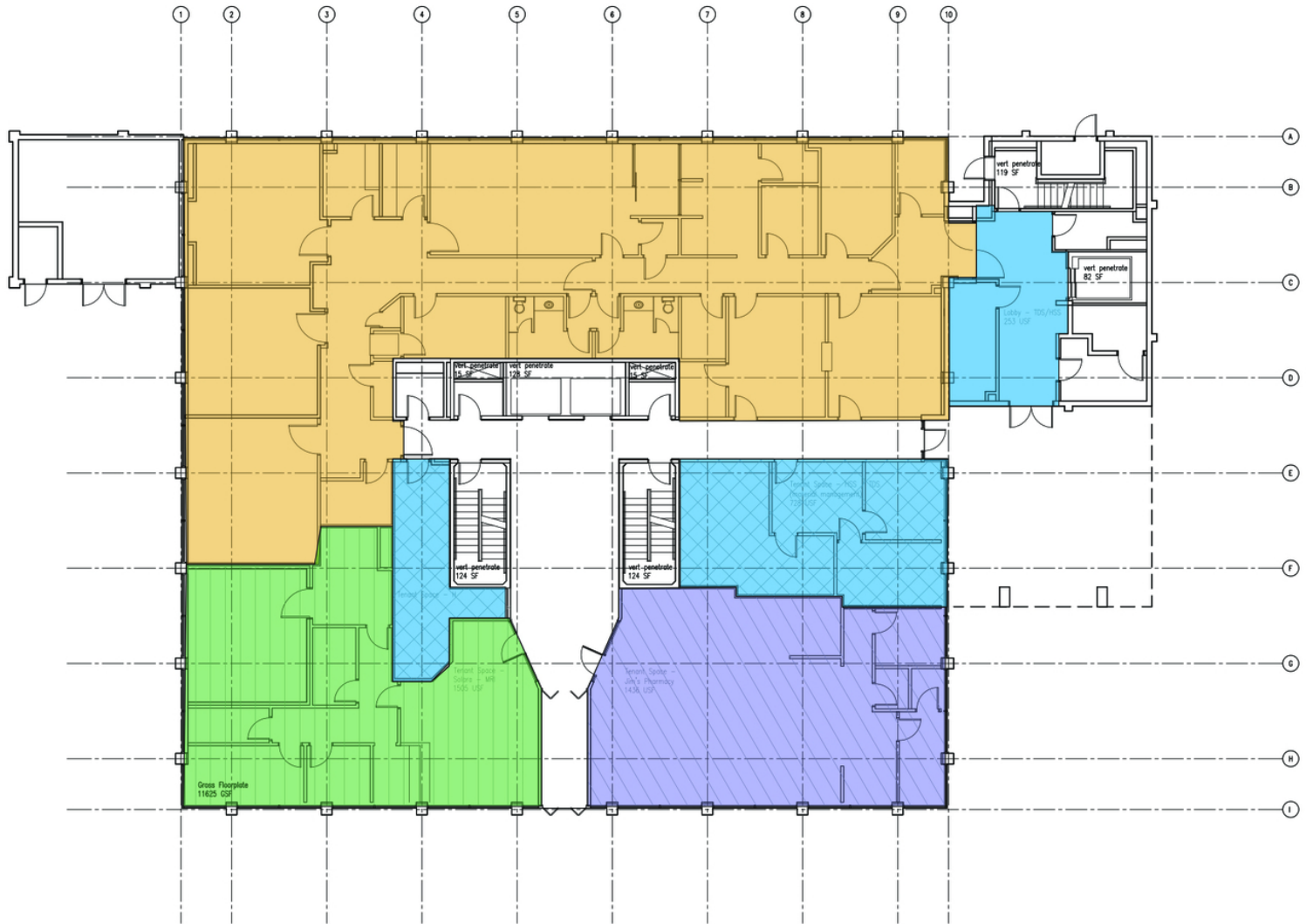
- Administrative area
- Private break room
- 2 sleep study suites
- Dry/Clean linen supply room







Floor Plans

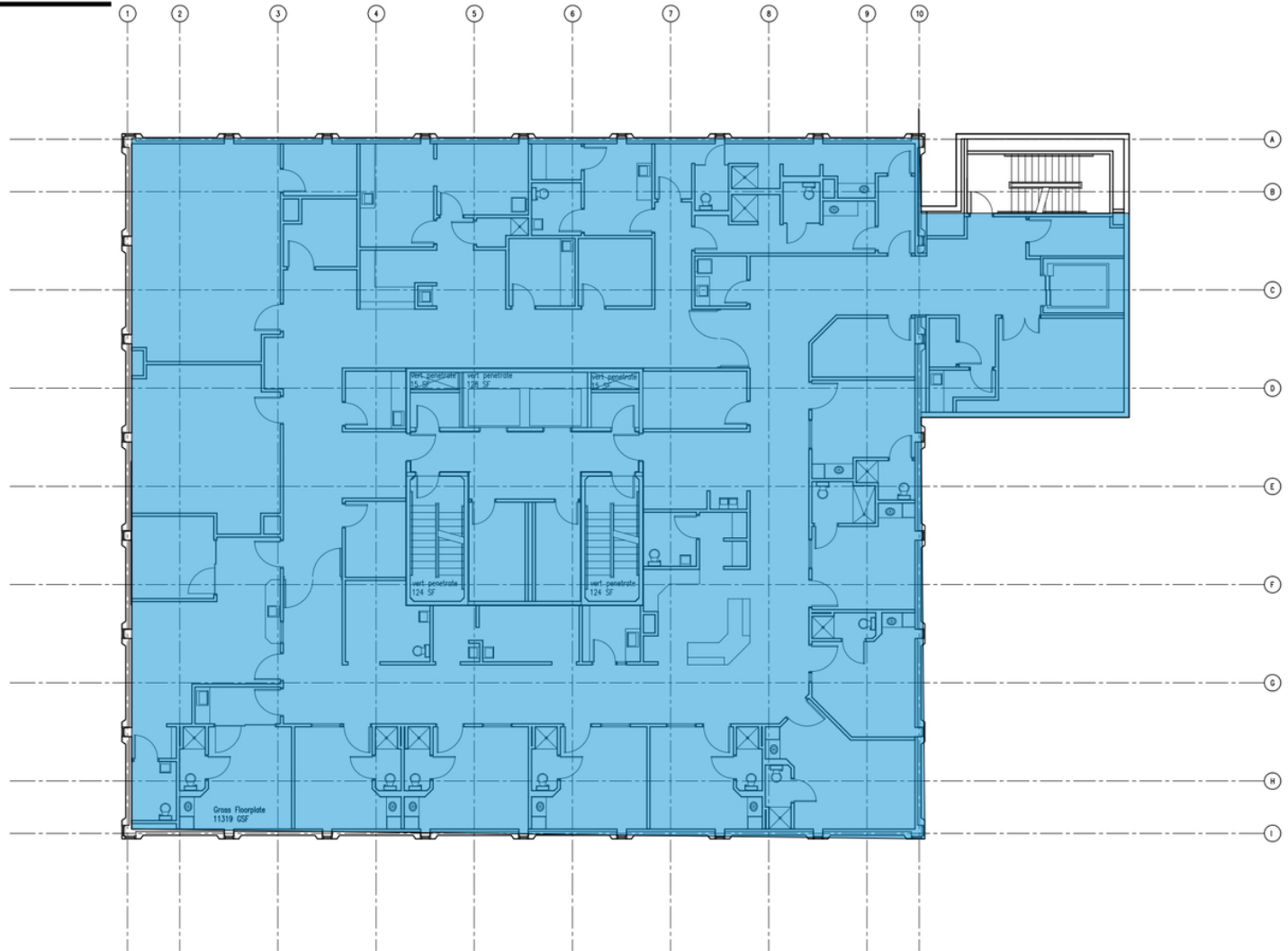
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Floor 1



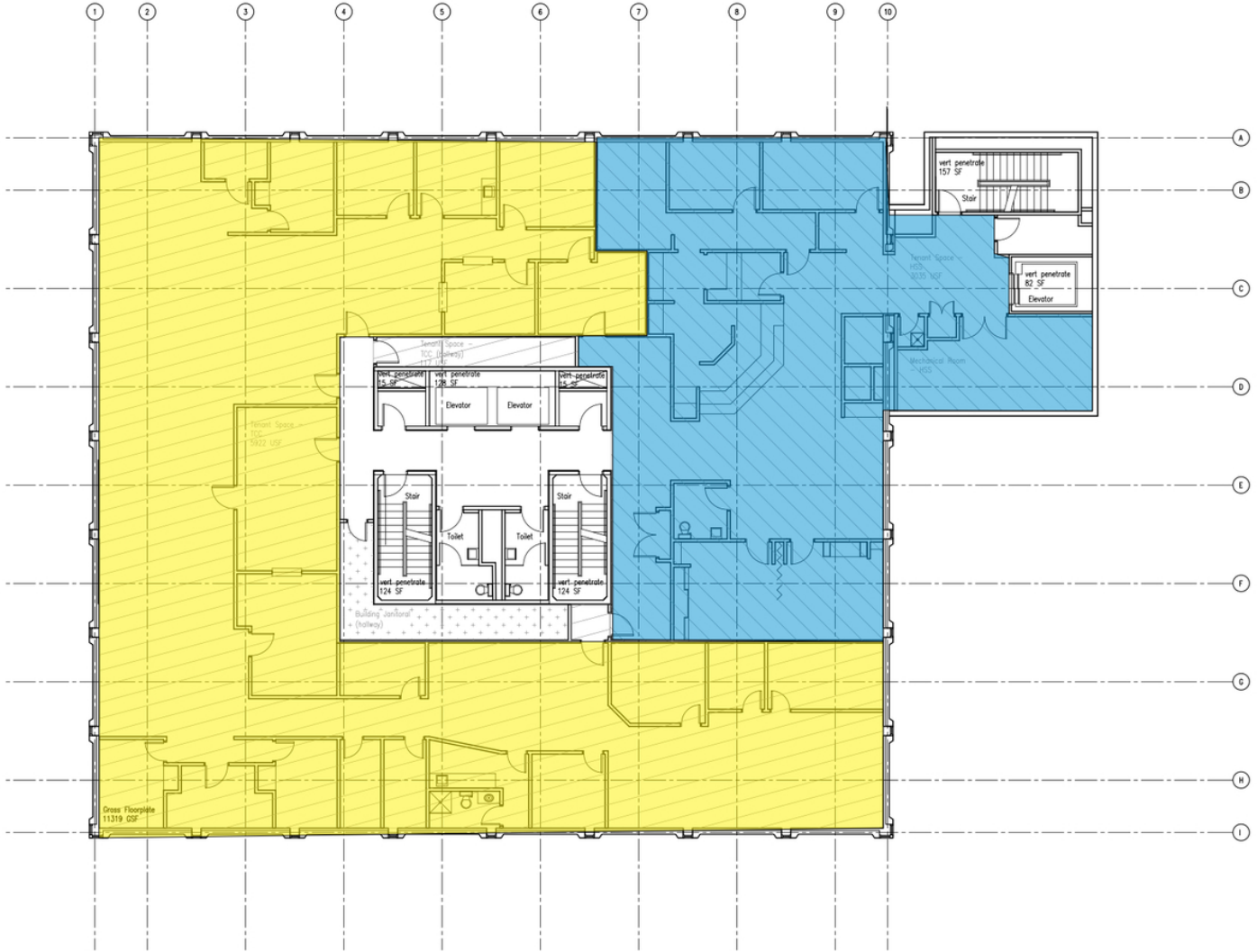
-  Pharmacy
-  Outpatient Surgery Center
-  MRI Suite
-  Hospital

Floor 2



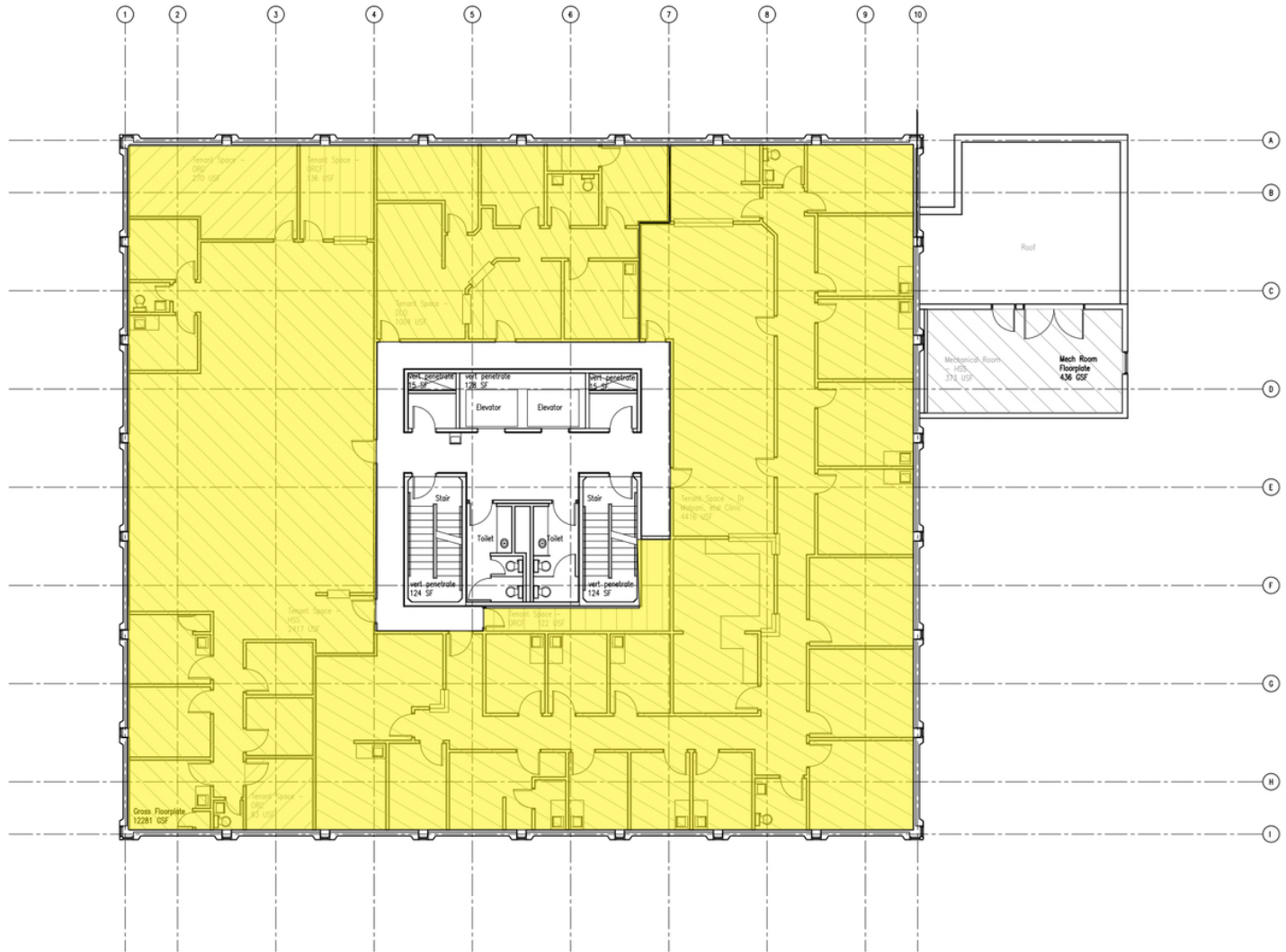
 Hospital

Floor 3



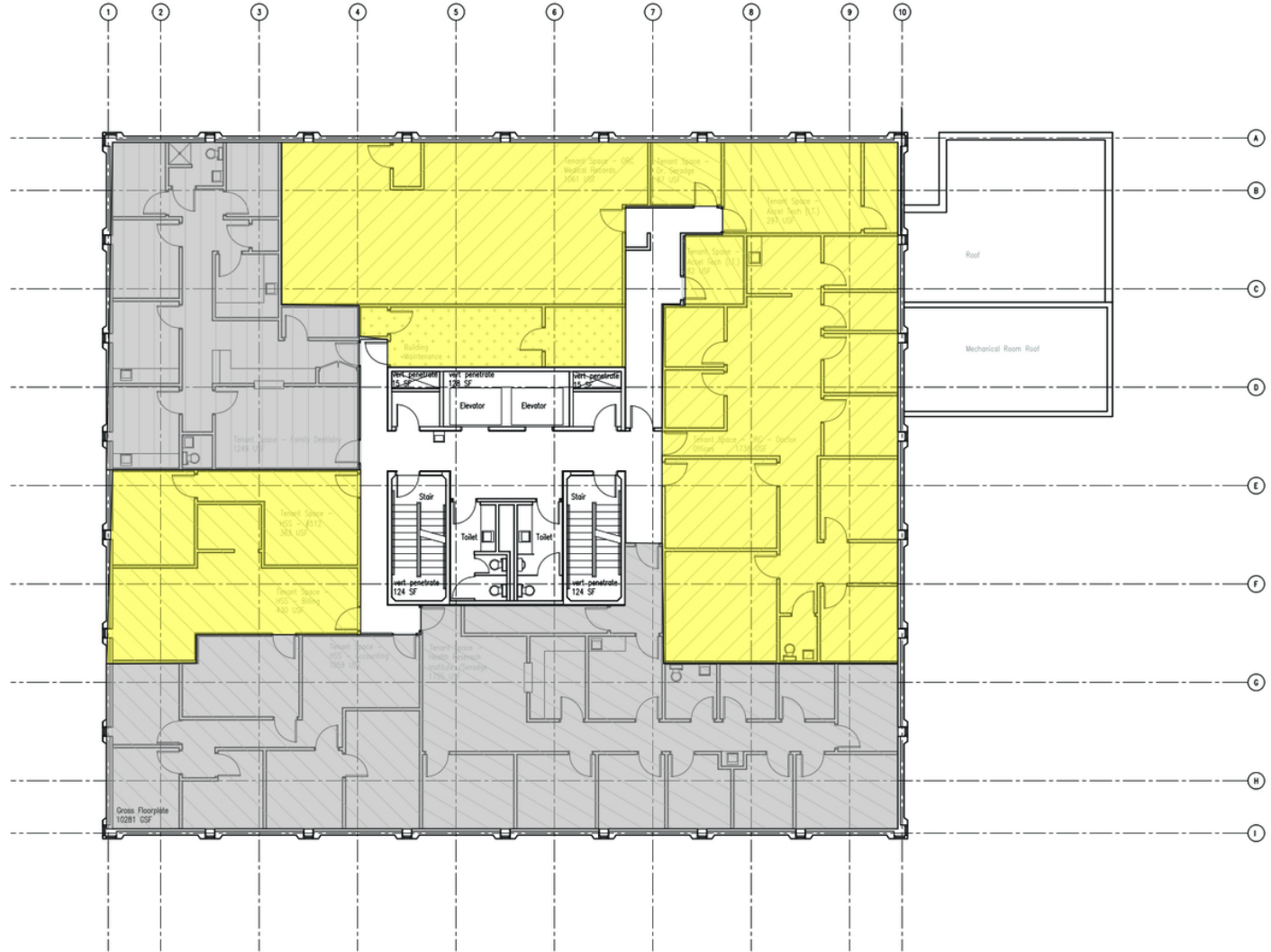
Hospital
 Office Space

Floor 4



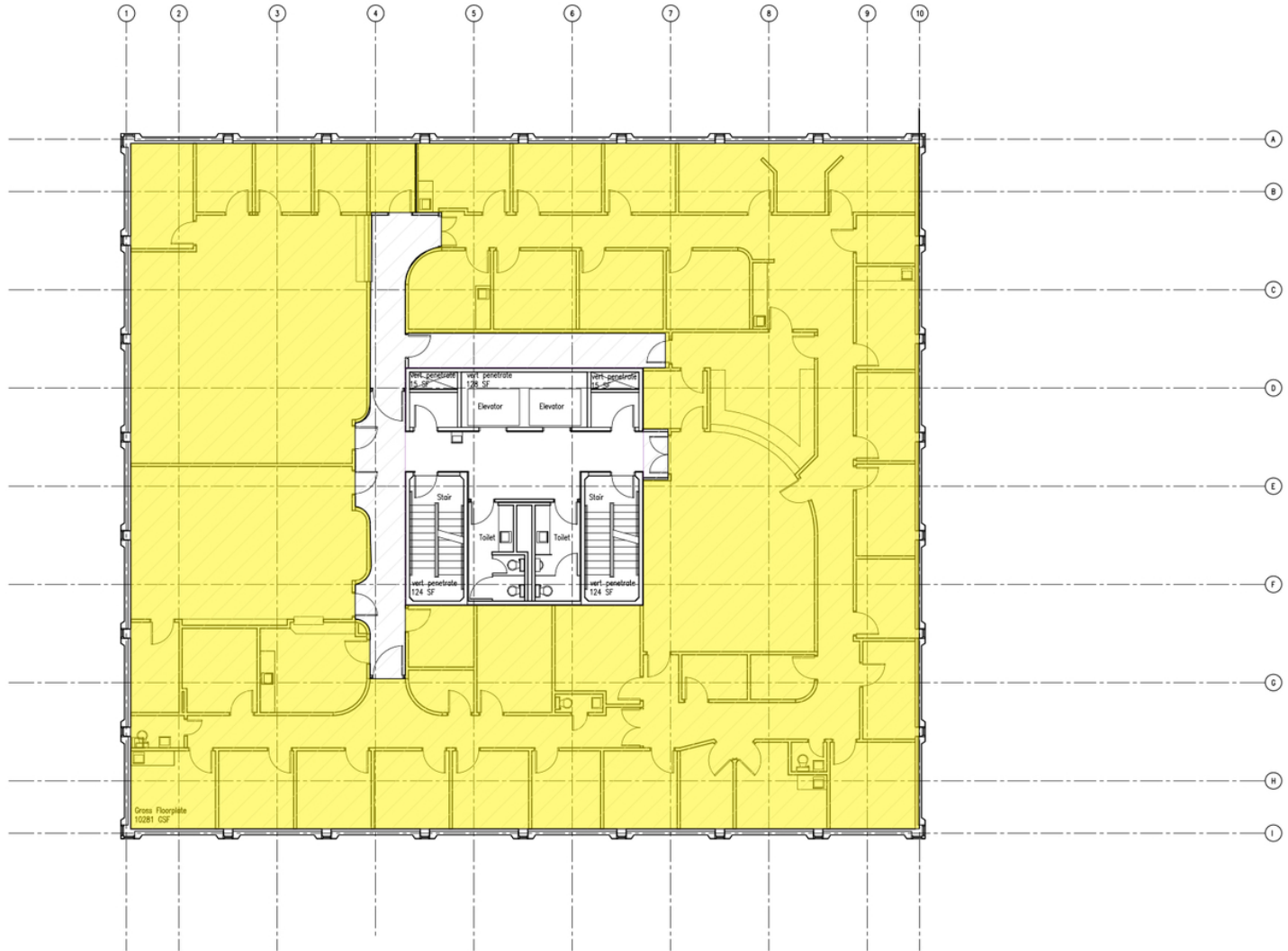
Office Space

Floor 5



Office Space
 Occupied Office

Floor 6



 Office Space



Location

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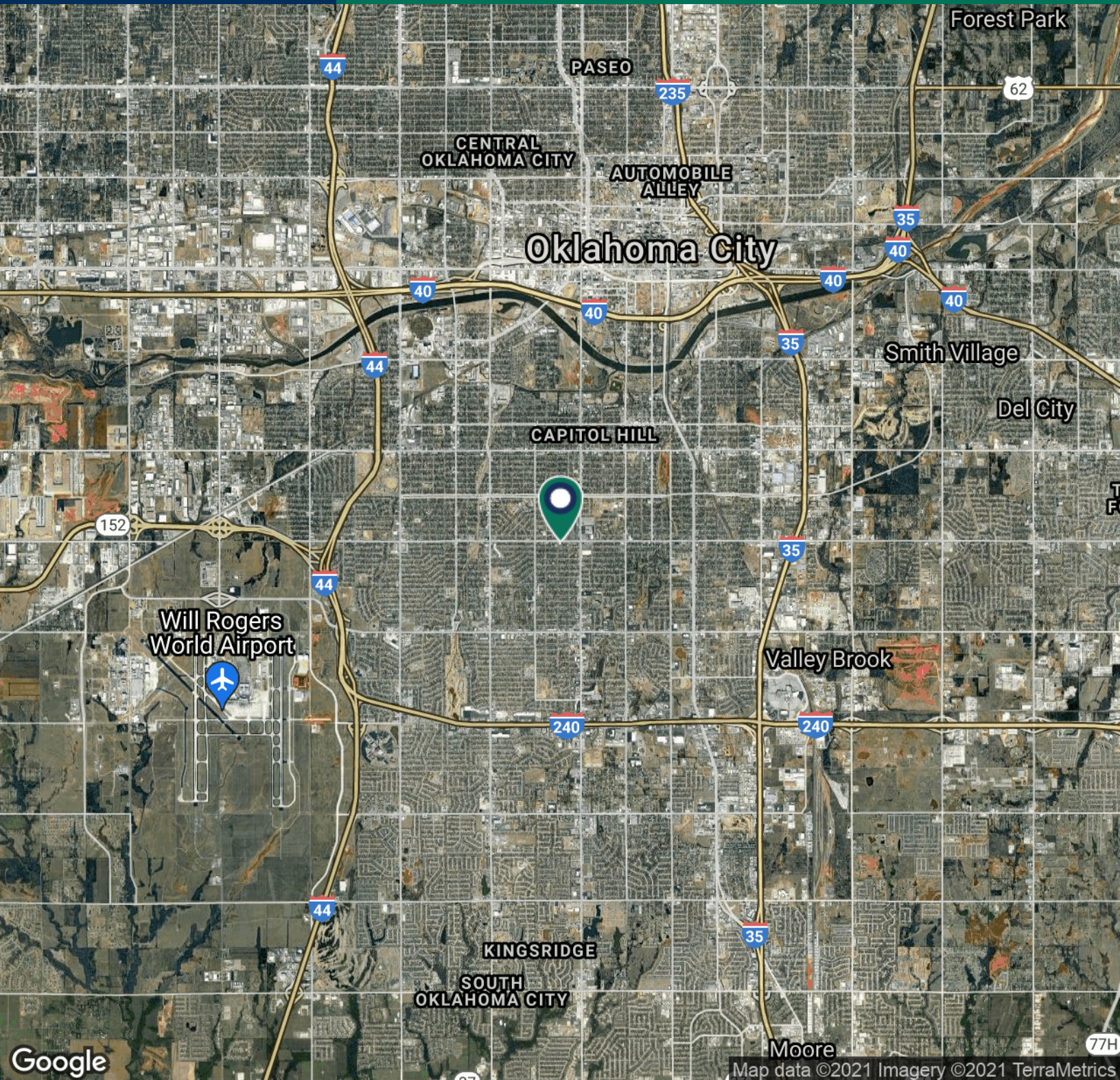
INTEGRIS SW Medical Campus

**Subject Property
Southwest Medical Tower**

LOCATION DESCRIPTION

The building sits on the southeast hard corner of S. Douglas Avenue and SW 44th. Across the street to the north is the multi-disciplined INTEGRIS Southwest Medical Center campus. North on S. Western avenue is a VASA Fitness Center and a little farther north is the Redding Shopping Center. On the southwest corner of S. Western and SW 44th is a CVS Pharmacy and on the northeast corner is a Walmart Community Market. On the southeast corner of 44th and Western are Auto Zone, Westlake Hardware, and DollarTree store. The Property is about 15 minutes from Will Rogers International Airport and 5 minutes to both Interstates 40 and 35. The residential area surrounding Southwest Medical Tower is mostly blue-collar type housing in a predominantly Hispanic community. Along SW 44th you will find typical small businesses such as accounting and tax services, insurance agencies, real estate firms ethnic and fast foods, and car lots.

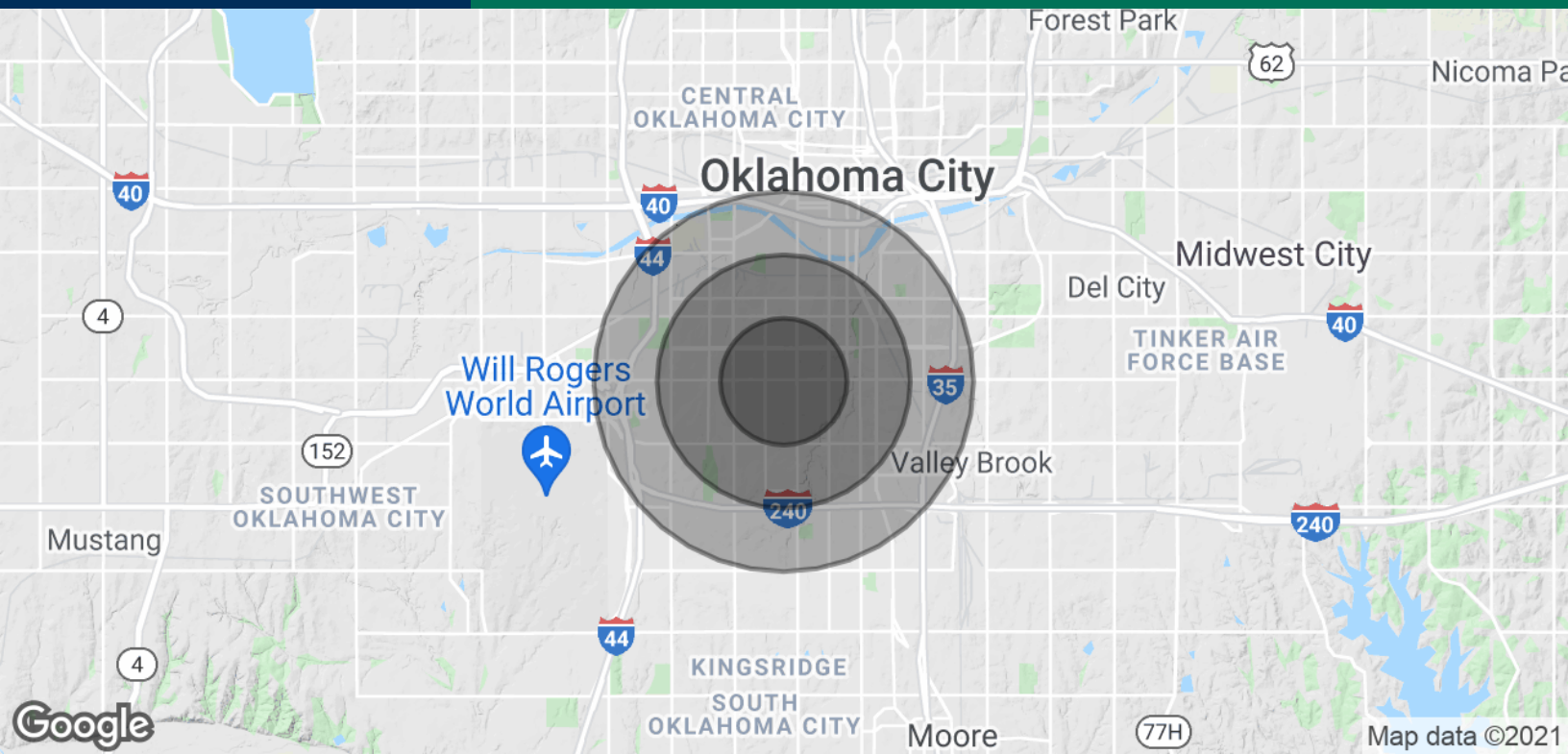
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Google

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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	17,808	63,391	112,075
Average age	30.5	30.6	30.9
Average age (Male)	30.7	30.2	30.6
Average age (Female)	29.6	31.7	31.8

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	6,047	21,964	39,617
# of persons per HH	2.9	2.9	2.8
Average HH income	\$36,432	\$35,053	\$35,907
Average house value	\$72,283	\$72,291	\$81,459

* Demographic data derived from 2010 US Census