

## HERRIMAN BUILDING

923 ROBINSON AVENUE OKLAHOMA CITY, OK 73102



### PROPERTY DESCRIPTION

The Herriman Building is located in the Midtown District of Oklahoma City. Midtown is located north of the central business district, west of Automobile Alley and east of the St. Anthony's Medical Complex. The area is trendy, pedestrian-friendly and known for its diverse dining, shopping, and live music experiences. The new streetcar passes right in front of the Herriman Building.

### PROPERTY HIGHLIGHTS

- Free surface parking
- Beautiful classic red brick mid-rise office building
- Locally owned and professionally managed
- Full service gross lease

### OFFERING SUMMARY

|                       |  |
|-----------------------|--|
| <b>Sale Price:</b>    | \$7,000,000                                |
| <b>3rd Floor:</b>     | ±3,811 SF                                  |
| <b>Lease Rate:</b>    | \$18.00 SF/yr (FSG)<br>with 3% escalations |
| <b>Lot Size:</b>      | 0.31 Acres                                 |
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| <b>Year Built:</b>    | 1925                                       |
| <b>Building Size:</b> | 18,710                                     |
| <b>Renovated:</b>     | 2005                                       |
| <b>Zoning:</b>        | DBD  |
| <b>Market:</b>        | CBD  |
| <b>Submarket:</b>     | Midtown                                    |

### C. DEREK JAMES

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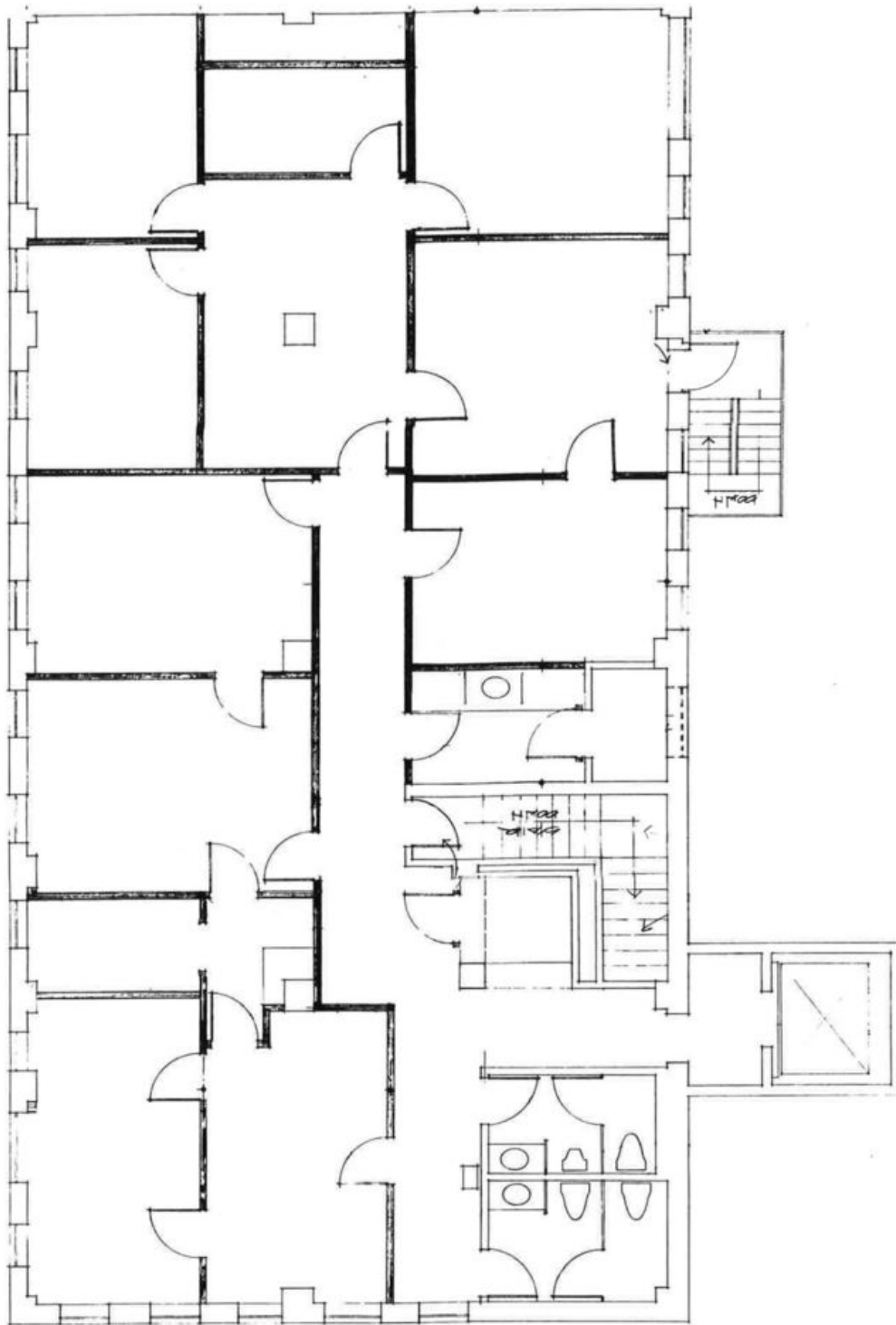
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