



3501 S. Lakeside Drive

Oklahoma City, Oklahoma 73179

PROPERTY HIGHLIGHTS

- Floor to Ceiling Windows in Reception Area
- Plenty of Storage Space
- Separate Supply Room
- Offices are Spacious in Size
- 14-16 Offices
- T4 Lighting
- Break Bar with Sink
- 800 Volt Electrical
- Bull Pen/Cubicle Area



CLICK OR SCAN
TO VIEW 3D
TOUR



TOTAL SF	8,174 SF
TOTAL ACRES	0.80 Acres
YEAR BUILT / RENOVATED	1986
ZONED	Office

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Bob Sullivan, CCIM
+1 405 641 9798
bob@naisullivangroup.com

4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116
www.naisullivangroup.com

Amanda Sullivan
+1 405 323 6423
amanda@naisullivangroup.com

+1 405 840 0600 OFFICE
+1 405 840 0610 FAX

PROPERTY HIGHLIGHTS CONTINUED

- Large Conference Room with Retractable Projector
- Five Points of Entry
- Isolated Server Room
- Phone Closet
- 2 Restrooms with Showers
- Men's & Women's Handicapped Restrooms
- Break Room
- Mechanical Room
- Mop Room with Floor Sink
- Large Training Area
- Private Restroom



FLOOR 1

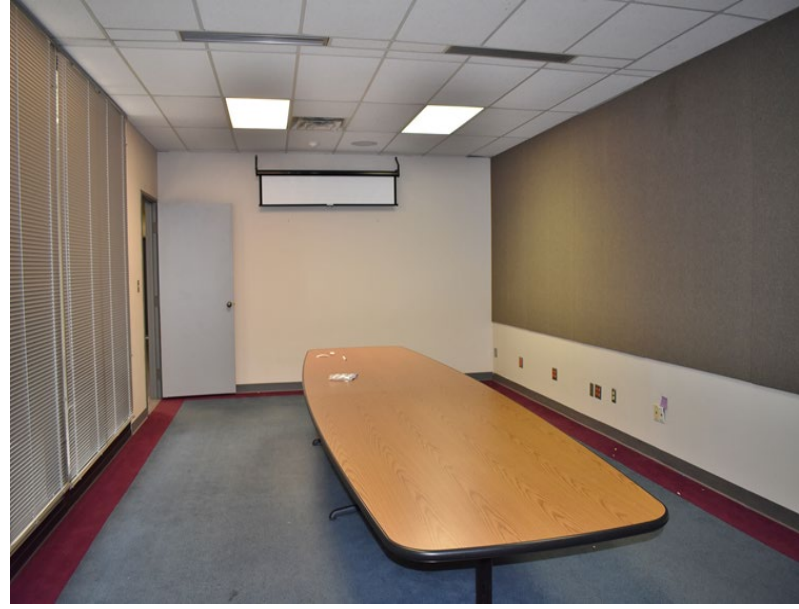
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Bob Sullivan, CCIM
+1 405 641 9798
bob@naisullivangroup.com

Amanda Sullivan
+1 405 323 6423
amanda@naisullivangroup.com

4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116
www.naisullivangroup.com

+1 405 840 0600 OFFICE
+1 405 840 0610 FAX



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Bob Sullivan, CCIM
+1 405 641 9798
bob@naisullivangroup.com

4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116
www.naisullivangroup.com

Amanda Sullivan
+1 405 323 6423
amanda@naisullivangroup.com

+1 405 840 0600 OFFICE
+1 405 840 0610 FAX



LOCATION HIGHLIGHTS

- Dimensions: 175' x 200'
- Frontage: 200' on S. Lakeside Drive
- Located in Lakeside Business Park
- 1.5 Miles from Will Rogers World Airport
- 0.50 Miles from Newcastle Road

Population	1 Mile: 2,290	3 Miles: 37,689	5 Miles: 169,967
Average Household Income	1 Mile: \$39,627	3 Miles: \$35,524	5 Miles: \$38,364
Total Households	1 Mile: 958	3 Miles: 12,695	5 Miles: 62,329

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Bob Sullivan, CCIM
+1 405 641 9798
bob@naisullivangroup.com

Amanda Sullivan
+1 405 323 6423
amanda@naisullivangroup.com

4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116
www.naisullivangroup.com

+1 405 840 0600 OFFICE
+1 405 840 0610 FAX