



2940 N.W. 50th Street

Oklahoma City, Oklahoma 73112

PROPERTY HIGHLIGHTS

- 1 Office and a Small Conference Room or 2 Offices
- Large Open Area
- 2 Restrooms, 1 ADA
- Kitchenette
- CAT 5 Wiring
- Thermal Pane Windows
- HVAC Installed in June 2021
- Server Room / Storage
- Natural Light from the Many Windows
- Private Entry
- Plank Flooring
- ADA Accessible
- Ample Parking, with Additional Parks in the Back of the Building
- Tenant is Responsible for Utilities and Communications



TOTAL SF	1,319 SF
TOTAL ACRES	0.18 Acres
YEAR BUILT / RENOVATED	1950
ZONED	O-2

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.

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

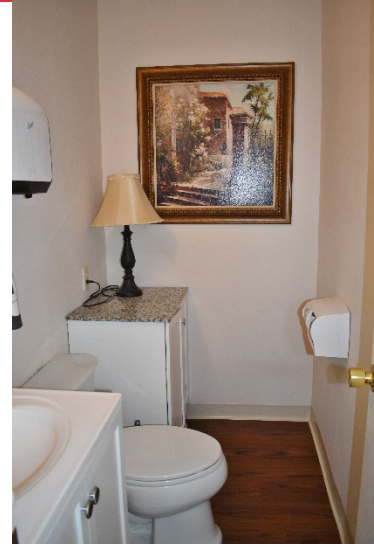
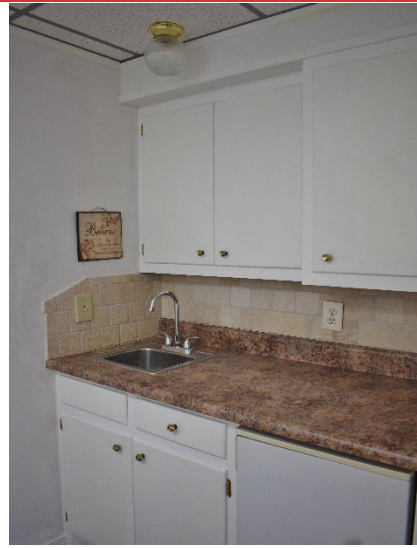


NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING 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.

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

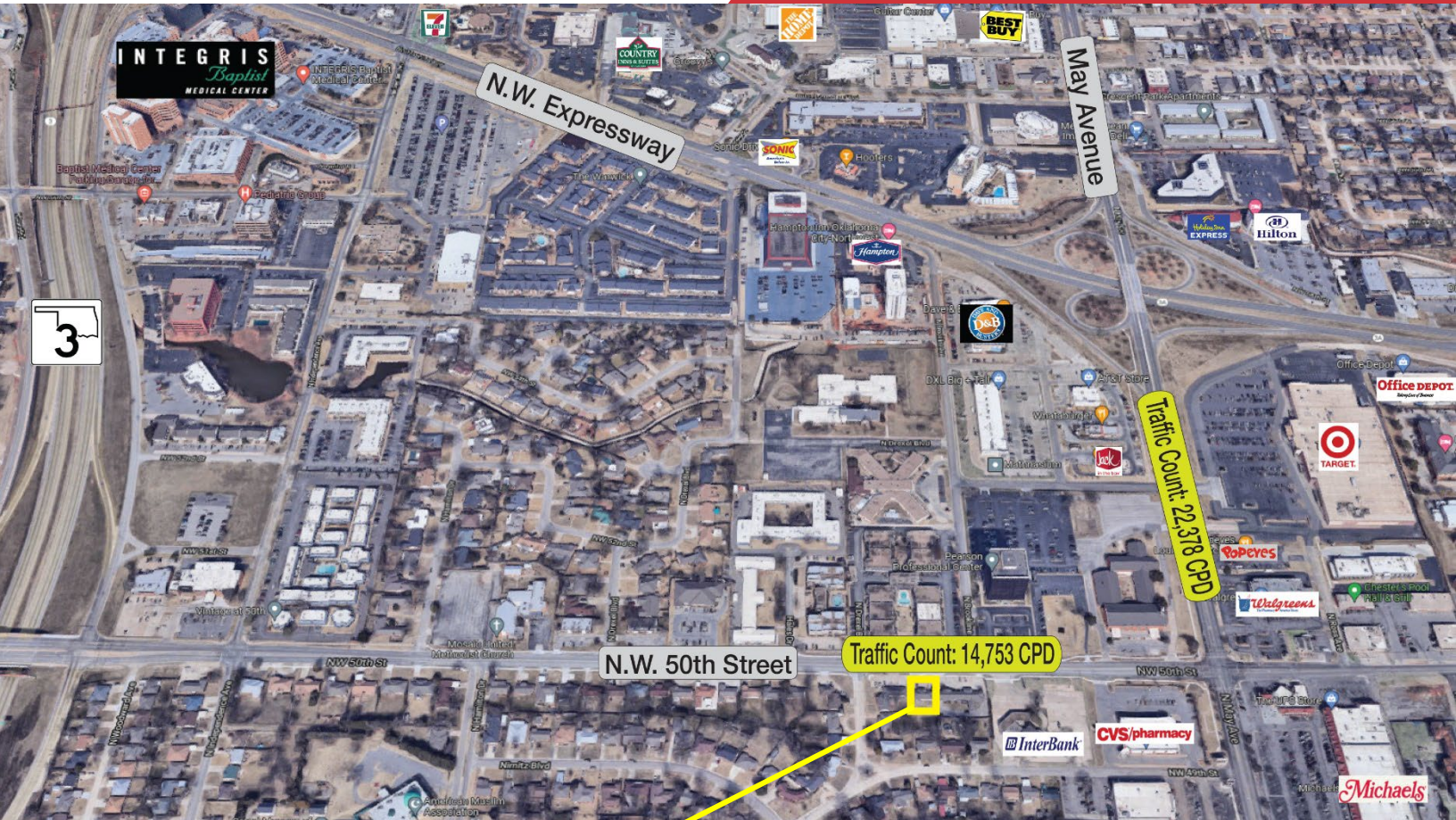


NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING 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.

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



LOCATION HIGHLIGHTS

- Centrally Located Close to Numerous Restaurants, Shopping, and New Developments in the Area
- Easy Access to Hefner Parkway and N.W. Expressway

Population	1 Mile: 12,089	3 Miles: 101,184	5 Miles: 224,869
Average Household Income	1 Mile: \$74,991	3 Miles: \$77,187	5 Miles: \$71,662
Total Households	1 Mile: 6,030	3 Miles: 45,347	5 Miles: 96,388

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.