

Office/Medical Condo

1601 SW 89th St, Oklahoma City, OK 73159



OFFICE SPACE NOW AVAILABLE

Lease Rate:	\$10.00 SF/yr (NNN)
Suite B:	900 SF
Suite C:	1,500 SF
Building Size:	2,400 SF
Building Class:	C
Year Built:	1986
Sub Market:	south
Cross Streets:	SW 89th St & S Pennsylvania Ave
	04282020

PROPERTY OVERVIEW

Office/Medical condo with great visibility and convenient location. Formerly used as a Physician's office with 5 exam rooms, reception and waiting room, nurses stations, private office, work stations, storage room, kitchenette, and plenty of parking for visitors and employees.

Suite B & C can be combined for a total of 2,400 SF.

LOCATION OVERVIEW

Located on SW 89th Street, east of S Pennsylvania Ave. Well known area with easy access to from Interstate 240 or Interstate 44.

GEORGE WILLIAMS, CCIM
405.239.1270
gwilliams@pricedwards.com
pricedwards.com

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DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)

Total Population	203,040
Population Density	203,040
Median Age	32.7
Median Age (Male)	31.8
Median Age (Female)	33.9
Total Households	75,145
# of Persons Per HH	2.7
Average HH Income	\$50,983
Average House Value	\$119,660

TRAFFIC COUNTS (PER ACOG)

SW 89th	East	19,658
SW 89th	West	14,995
S Pennsylvania	North	22,839
S Pennsylvania	South	23,472

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