

AN OFFICE INVESTMENT OR LEASE OPPORTUNITY

# BELLA'S OFFICE PARK - BUILDINGS 4 & 5

1512 & 1514 SW 119TH STREET, OKLAHOMA CITY, OK 73170



## PROPERTY SUMMARY

**Sale Price: Each Building** \$620,000

**Available SF:** 2,750 SF MOL

**Lease Rate:** \$18.50 SF/yr (NNN)  
**Property Subject To Owner's Association**

**Building Class:** A  
**HVAC:** 2 units per building

**Lot Size:** 7,685 SF MOL

**Year Built:** 2019

**Zoning:** C-3

**Cross Streets:** SW 119th Street  
South Pennsylvania

**Traffic Counts:** 17,845 on SW 119th St.  
19,985 - S. Pennsylvania

## PROPERTY HIGHLIGHTS - 2 OFFICE BUILDINGS FOR SALE OR LEASE

- CAM: estimated at \$3.55 per sf mol includes Insurance, Taxes, and Landscaping
- Building includes security system - Tenant pays for monitoring.

	1 Mile	3 Miles	5 Miles
<b>Total Households:</b>	4,612	33,531	64,216
<b>Total Population:</b>	11,637	85,975	170,688
<b>Average HH Income:</b>	\$105,678	\$74,867	\$66,266

**JUDY J. HATFIELD, CCIM**  
Equity Commercial Realty II, LLC  
jjhatfield@ccim.net

405.640.6167 cell

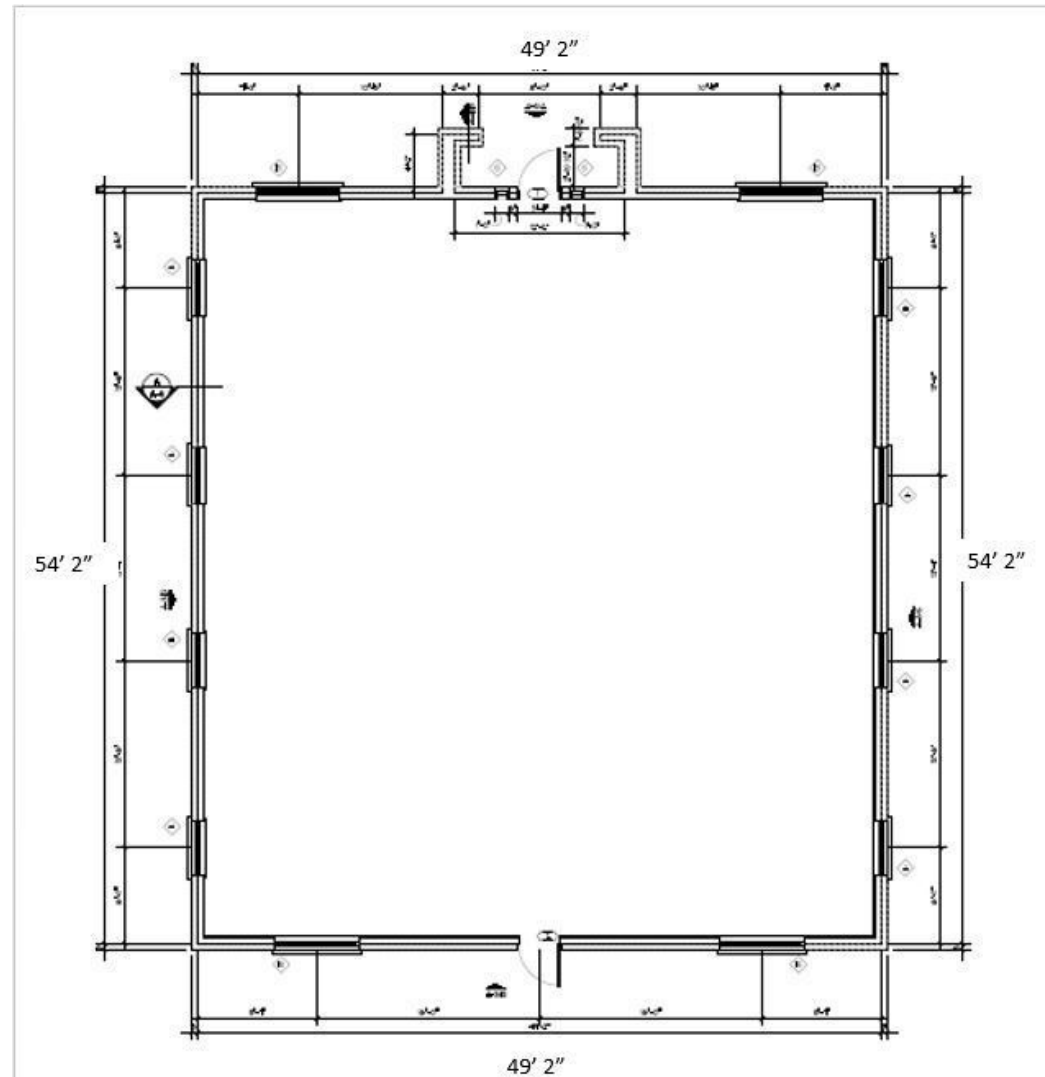
The information contained herein has been obtained from the Owner and other reliable sources and is offered as an aid for investment analysis. Although deemed reliable information is not guaranteed, and is provided subject to errors, omissions, prior sale or withdrawal. Equity Commercial Realty II, LLC. All rights reserved.

**EQUITY**  
SINCE 1981  
**REALTY**

AN OFFICE INVESTMENT OR LEASE OPPORTUNITY

# BELLA'S OFFICE PARK - BUILDINGS 4 & 5

1512 & 1514 SW 119TH STREET, OKLAHOMA CITY, OK 73170



**JUDY J. HATFIELD, CCIM**  
Equity Commercial Realty II, LLC  
jjhatfield@ccim.net

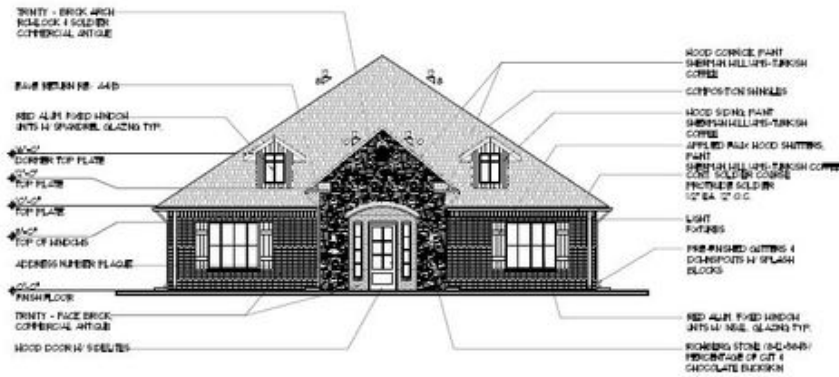
405.640.6167 cell

The information contained herein has been obtained from the Owner and other reliable sources and is offered as an aid for investment analysis. Although deemed reliable information is not guaranteed, and is provided subject to errors, omissions, prior sale or withdrawal. Equity Commercial Realty II, LLC. All rights reserved.

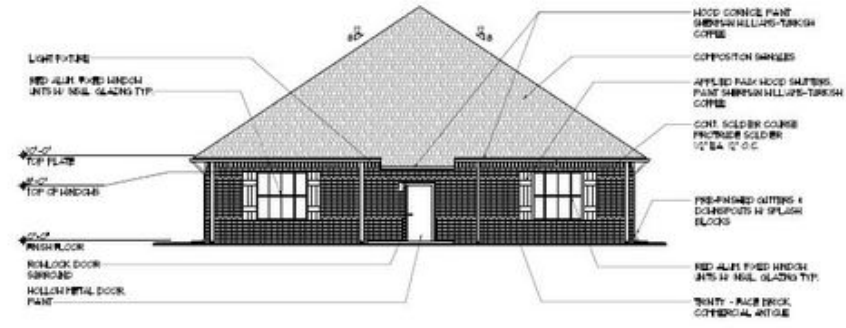
**EQUITY**  
SINCE 1981  
**REALTY**

# BELLA'S OFFICE PARK - BUILDINGS 4 & 5

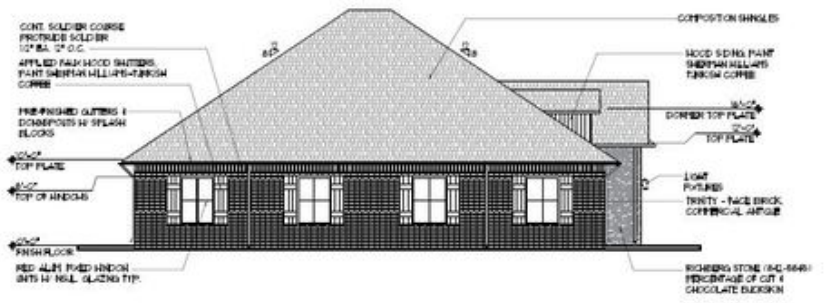
1512 & 1514 SW 119TH STREET, OKLAHOMA CITY, OK 73170



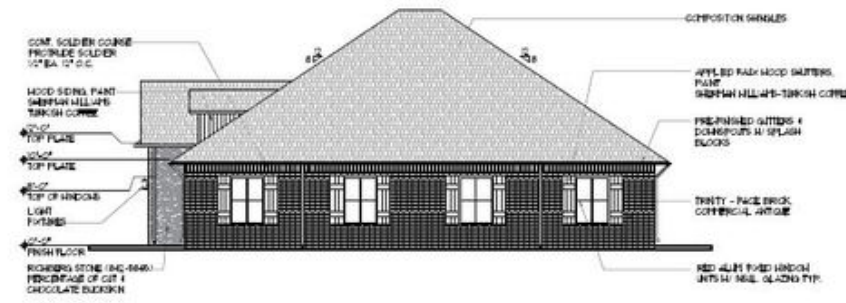
**A NORTH ELEVATION**  
VF-4-0'



**B SOUTH ELEVATION**  
VF-1-0'



**C EAST ELEVATION**  
VF-0-0'



**D WEST ELEVATION**  
VF-1-0'

**JUDY J. HATFIELD, CCIM**  
Equity Commercial Realty II, LLC  
jjhatfield@ccim.net

405.640.6167 cell

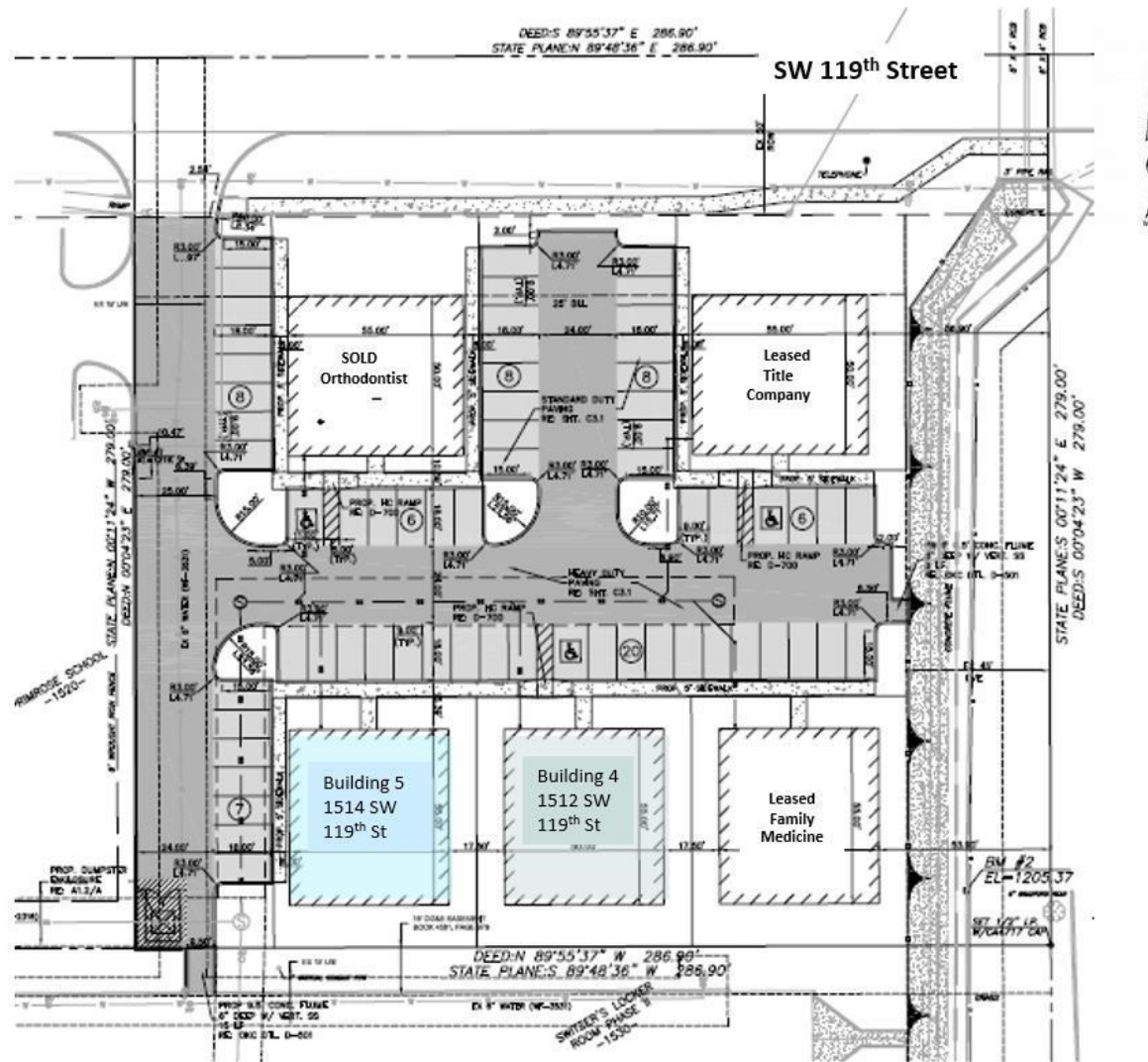
The information contained herein has been obtained from the Owner and other reliable sources and is offered as an aid for investment analysis. Although deemed reliable information is not guaranteed, and is provided subject to errors, omissions, prior sale or withdrawal. Equity Commercial Realty II, LLC. All rights reserved.

**EQUITY**  
SINCE 1981  
**REALTY**

AN OFFICE INVESTMENT OR LEASE OPPORTUNITY

# BELLA'S OFFICE PARK - BUILDINGS 4 & 5

1512 & 1514 SW 119TH STREET, OKLAHOMA CITY, OK 73170



**JUDY J. HATFIELD, CCIM**  
Equity Commercial Realty II, LLC  
jjhatfield@ccim.net

405.640.6167 cell

The information contained herein has been obtained from the Owner and other reliable sources and is offered as an aid for investment analysis. Although deemed reliable information is not guaranteed, and is provided subject to errors, omissions, prior sale or withdrawal. Equity Commercial Realty II, LLC. All rights reserved.

**EQUITY**  
SINCE 1981  
**REALTY**

AN OFFICE INVESTMENT OR LEASE OPPORTUNITY

# BELLA'S OFFICE PARK - BUILDINGS 4 & 5

1512 & 1514 SW 119TH STREET, OKLAHOMA CITY, OK 73170



**JUDY J. HATFIELD, CCIM**

Equity Commercial Realty II, LLC

[jjhatfield@ccim.net](mailto:jjhatfield@ccim.net)

405.640.6167 cell

The information contained herein has been obtained from the Owner and other reliable sources and is offered as an aid for investment analysis. Although deemed reliable information is not guaranteed, and is provided subject to errors, omissions, prior sale or withdrawal. Equity Commercial Realty II, LLC. All rights reserved.

**EQUITY**  
SINCE 1981  
**REALTY**