



**416 SW 79TH STREET**

OKLAHOMA CITY, OK 73139

**FOR LEASE**

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**CRUSE CAPITAL**  
Property Management

# 416 SW 79TH STREET

## PROPERTY OVERVIEW

The building sits within a well-manicured 55-acre medical complex just 10 minutes south of Downtown Oklahoma City, close to the I-240 corridor, and less than 2 miles to I-35.

This established and easily located medical office building offers tenants excellent visibility among medical providers such as Southwest Orthopaedic & Reconstructive Specialists, and OCOM Oklahoma Center for Multi-Specialty Rehabilitation. Specialists include general surgery, neurology, anesthesiology/pain management, orthopedic surgery, plastic surgery, oral and dental surgery, and gastroenterology.

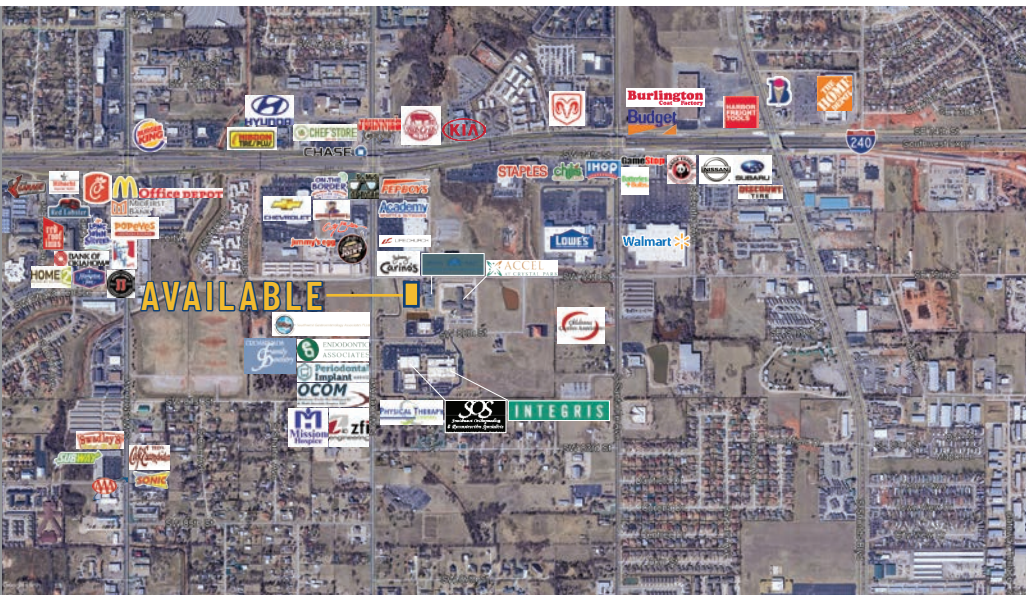


## PROPERTY DETAILS

<b>Lease Rate</b>	Negotiable
<b>Year Built</b>	2001
<b>Total SF</b>	11,029
<b>Lot Size</b>	1.14 Acres
<b>Parking Ratio</b>	6.08: 1,000 SF

## TENANT SUMMARY

<b>Dr. Fanning</b>	2,800 SF
<b>Sleep Solutions</b>	3,000 SF
<b>Available</b>	<b>1,650 SF</b>



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>2019 Population</b>	7,447	103,039	237,720
<b>2024 Population (est.)</b>	7,625	107,295	248,220
<b>2019 Total Households</b>	3,316	39,691	85,828
<b>2019 Avg. Household Size</b>	2.21	2.57	2.73
<b>2019 Avg. Household Income</b>	\$52,724	\$56,390	\$60,743
<b>2019 Avg. Home Value</b>	\$157,737	\$148,407	\$154,575