



8200 S WALKER AVENUE
OKLAHOMA CITY, OK 73139

FOR LEASE

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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 premier medical office building offers tenants excellent visibility among several established 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.

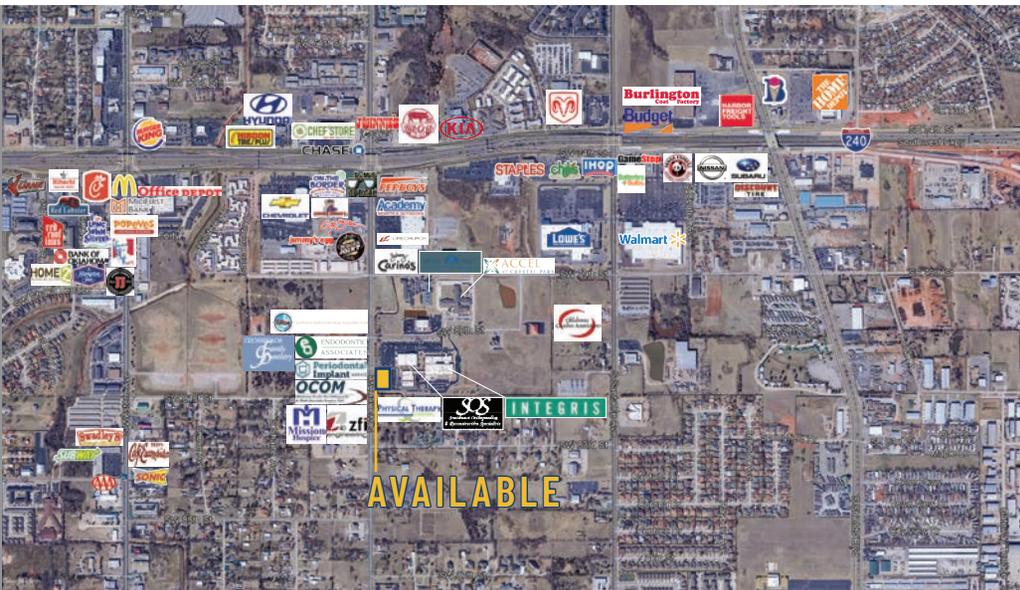


PROPERTY DETAILS

Lease Rate	Negotiable
Year Built	2018
Total SF	10,918
Lot Size	1.21 Acres
Parking	35 Spaces

TENANT SUMMARY

Cruse Capital PM	1,240 SF
Physical Therapy Central	2,100 SF
Available	1,660 SF
Available	5,000 SF



DEMOGRAPHICS

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