

## 12312 ST. ANDREWS DRIVE

## OKLAHOMA CITY, OK 73120



### PROPERTY DESCRIPTION

**NEW PAINT, FLOORING AND ROOF.** This is a unique two-story building (±3,167 SF per floor) offers building signage and adjacent parking. There is an executive office with fireplace, numerous private offices, break room, and three restrooms.

*Tenant is responsible for janitorial, minor maintenance (lightbulb replacement, plumbing, etc.) and semi-annual servicing of the HVAC units using a contractor that is acceptable to the landlord, plus any IT / phone service.*

### LOCATION DESCRIPTION

Located a block west of Lake Hefner Parkway and a block north of NW 122nd, behind First Enterprise Bank, next to "The Greens" neighborhood.

### PROPERTY HIGHLIGHTS

- Building signage visible from 122nd
- Ample adjacent parking

### OFFERING SUMMARY

<b>Office Building:</b>	±6,334 SF
<b>Lease Rate:</b>	\$16.00 SF / yr +\$1.50 Utilities with 3% annual increases
<b>Building Size:</b>	±6,334 SF
<b>Class:</b>	B
<b>Market:</b>	North - Northwest

#### TOM FIELDS

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O: 405.239.1205

#### CRAIG TUCKER

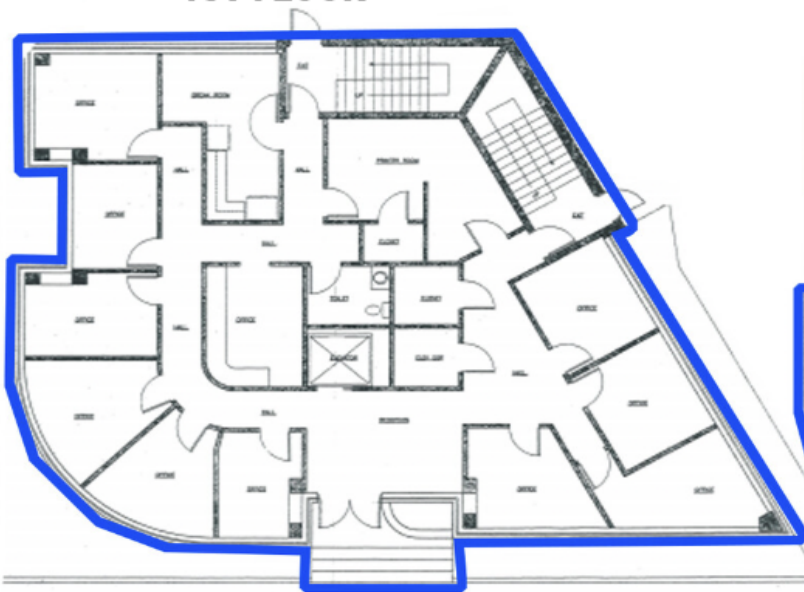
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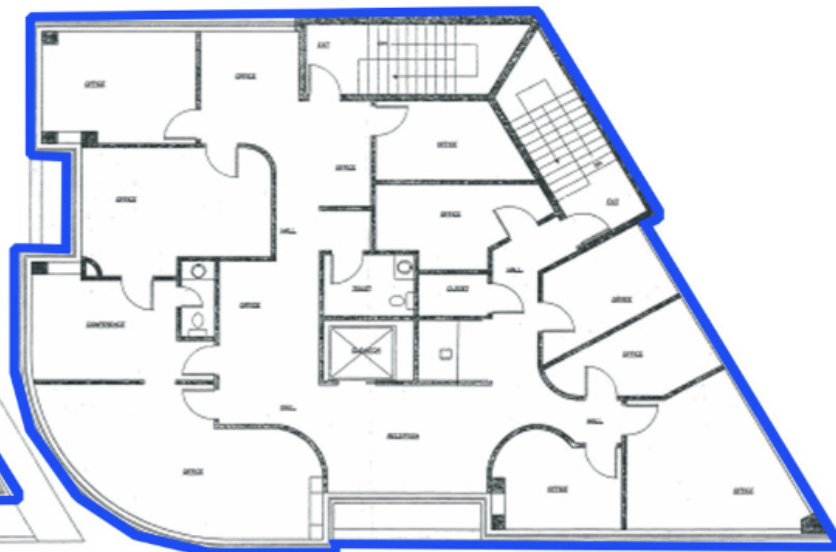
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**1ST FLOOR**



**2ND FLOOR**



**\*1ST AND 2ND FLOOR MUST BE LEASED TOGETHER\***

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