

3105 S. MERIDIAN

OKLAHOMA CITY, OK 73179



OFFERING SUMMARY

Sale Price:	\$6,000,000
Lease Rate:	\$18.50/SF/Year FSG
Building Size:	35,860 SF
Year Built / Re	2006 / 2010
Parking Ratio:	3.63:1,000
Zoning:	I-2
Lot Size:	2.68 Acres
Distance from Will Rogers Airport	2.0 miles
Distance from I-40	1.8 miles

PROPERTY DESCRIPTION

This impressive property offers a total of 36,860 square feet of premium office space, spread across two modern, single-story buildings situated on a generous 2.68-acre lot. The primary building, established in 2006, showcases an elegant brick veneer exterior with eye-catching concrete moldings that exude a professional and inviting ambiance. The secondary annex, built in 2010, supplements the available office space and includes a functional warehouse area with two overhead doors, making it adaptable for various business requirements. The property is available either completely vacant or with the option of a sale and leaseback arrangement, delivering flexibility for both investors and owner-occupiers. Located just 2 miles south of the bustling I-40 corridor, this property boasts exceptional connectivity and a prominent presence within Oklahoma City's thriving business community.

TRE DUPUY

tdupuy@priceedwards.com
O: 405.239.1210 C: 405.412.3810

IAN SELF

iself@priceedwards.com
O: 405.239.1271

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Break Room



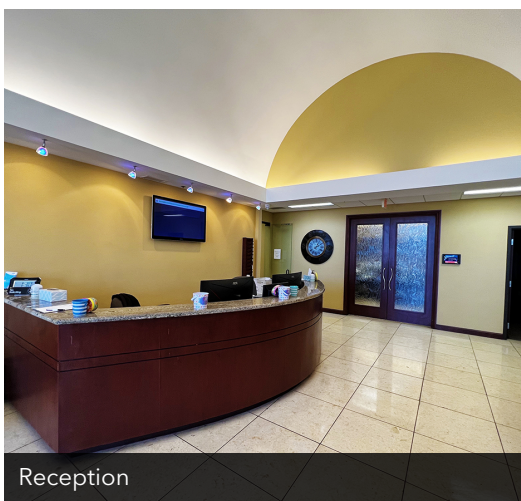
Conference Room



Cubicles



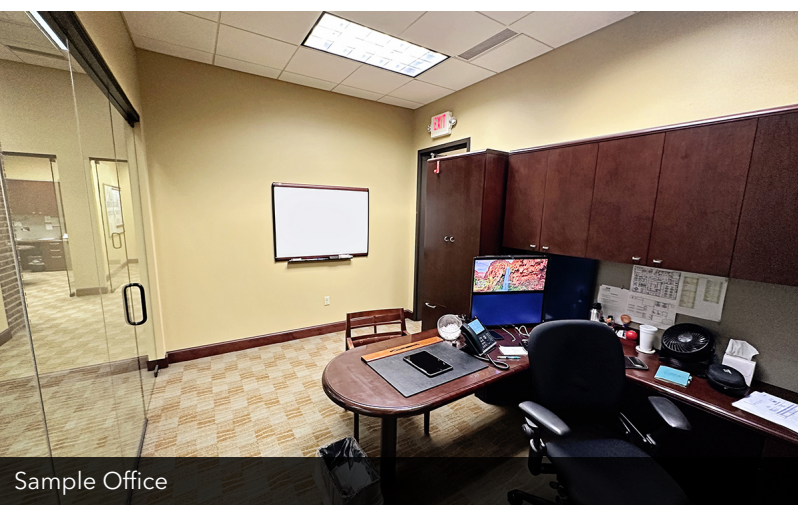
Executive Office



Reception



Warehouse



Sample Office



Training Room

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