



1331 W. Memorial Road

Oklahoma City, Oklahoma 73114

PROPERTY HIGHLIGHTS

- Suites Can Be Combined or Divided
- Tenant Improvement Allowance Available
- Move In Ready
- Ample Parking
- Co-Tenant: Love's Corporate Annex
- Quick Access to the Kilpatrick Turnpike

SUITES AVAILABLE

- Suite 106: 12,877 SF
- Suite 106B: 12,673 SF

LOCATION HIGHLIGHTS

- Less than 1 Mile from Chisholm Creek
- Located off High Traffic Western Avenue & Memorial Road
- Numerous National Retailers within 3 Mile Radius



TOTAL SF	92,102 SF MOL
TOTAL VACANT SF	25,550 SF MOL
ZONING	C-3
BUILT	1985

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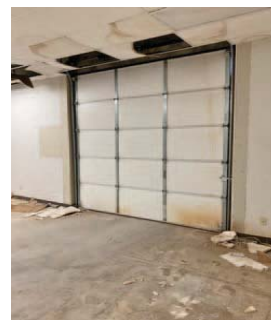
SUITE 106: 12,877 SF OFFICE/RETAIL

- 5 Offices
- Wide Open Floor Plan
- Call Center Ready
- ADA Restrooms
- Large Break Room
- Conference Room
- Data Room
- Heavy Power



SUITE 106B: 12,673 SF FLEX SPACE

- Heavy Power
- 10'x10' Drive In Door
- Storm Center/Vault
- 12'-13' Clear Ceiling Height
- Break Room
- 5 Open Areas for Storage or Cubicles
- Private Offices



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Oklahoma City, OK 73114



DEMOGRAPHICS

Population		
1 Mile: 7,590	3 Mile: 73,434	5 Mile: 172,566
Average Household Income		
1 Mile: \$75,635	3 Mile: \$61,076	5 Mile: \$64,346
Total Households		
1 Mile: 3,189	3 Mile: 31,975	5 Mile: 72,372



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