Office/Retail Space
For Lease
12,405 SF-28,276 SF
Lease Price:
$14.00/SF NNN

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 106B: 12,405 SF
- Suite 112: 15,871 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 28,276 SF MOL
ZONING C-3
BUILT 1985

Amir Shams / Zac McQueen
Amir’s Cell: 1 405 313 0333
Zac’s Cell: 1 405 476 9199
amir@naisullivangroup.com
zac@naisullivangroup.com

4045 N.W. 64th Street, Suite 340
Oklahoma City, Oklahoma 73116
Office: 1 405 840 0600

www.naisullivangroup.com

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SUITE 112: 15,871 SF
OFFICE/RETAIL

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

SUITE 106B: 12,405 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
<table>
<thead>
<tr>
<th>DEMOGRAPHICS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Population</strong></td>
</tr>
<tr>
<td>1 Mile: 7,590</td>
</tr>
<tr>
<td>3 Mile: 73,434</td>
</tr>
<tr>
<td>5 Mile: 172,566</td>
</tr>
<tr>
<td><strong>Average Household Income</strong></td>
</tr>
<tr>
<td>1 Mile: $75,635</td>
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<tr>
<td>3 Mile: $61,076</td>
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<tr>
<td>5 Mile: $64,346</td>
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<tr>
<td><strong>Total Households</strong></td>
</tr>
<tr>
<td>1 Mile: 3,189</td>
</tr>
<tr>
<td>3 Mile: 31,975</td>
</tr>
<tr>
<td>5 Mile: 72,372</td>
</tr>
</tbody>
</table>

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