

2202 SW A Ave, Ste A Lawton, OK 73501

\$2,200.00/Mo

OFFICE BUILDING FOR LEASE



LEASE RATE

\$2,200/MO

OFFERING SUMMARY

Available SF:	±2,800 SF
Lease Rate:	\$2,200/Mo
Lot Size:	±0.83 Acres
Year Built:	2003
Building Size:	±11,200 SF
Renovated:	2017
Zoning:	C-1
Submarket:	College View

PROPERTY OVERVIEW

Two office/retail spaces available for lease, just southeast of the SW Sheridan and W Gore intersection. Suite A offers large open space, kitchenette, and multiple private rooms/offices. Great location for a church, medical office or many other uses. Previously used as a church. Tenant is responsible for their prorated amount of water based on percentage of occupancy. Property also available for sale for \$750,000.

PROPERTY HIGHLIGHTS

- Great office/retail space renovated in 2017 with two spaces available, Ste A 2,800sf & Ste C 5,600sf
- Close to high-traffic intersection of W Gore Blvd and SW Sheridan Rd
- Property also available for sale for \$750,000

JASON WELLS

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Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior sale or withdrawal.



Insight Commercial Real Estate Brokerage, LLC

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OFFICE/RETAIL BUILDING FOR LEASE



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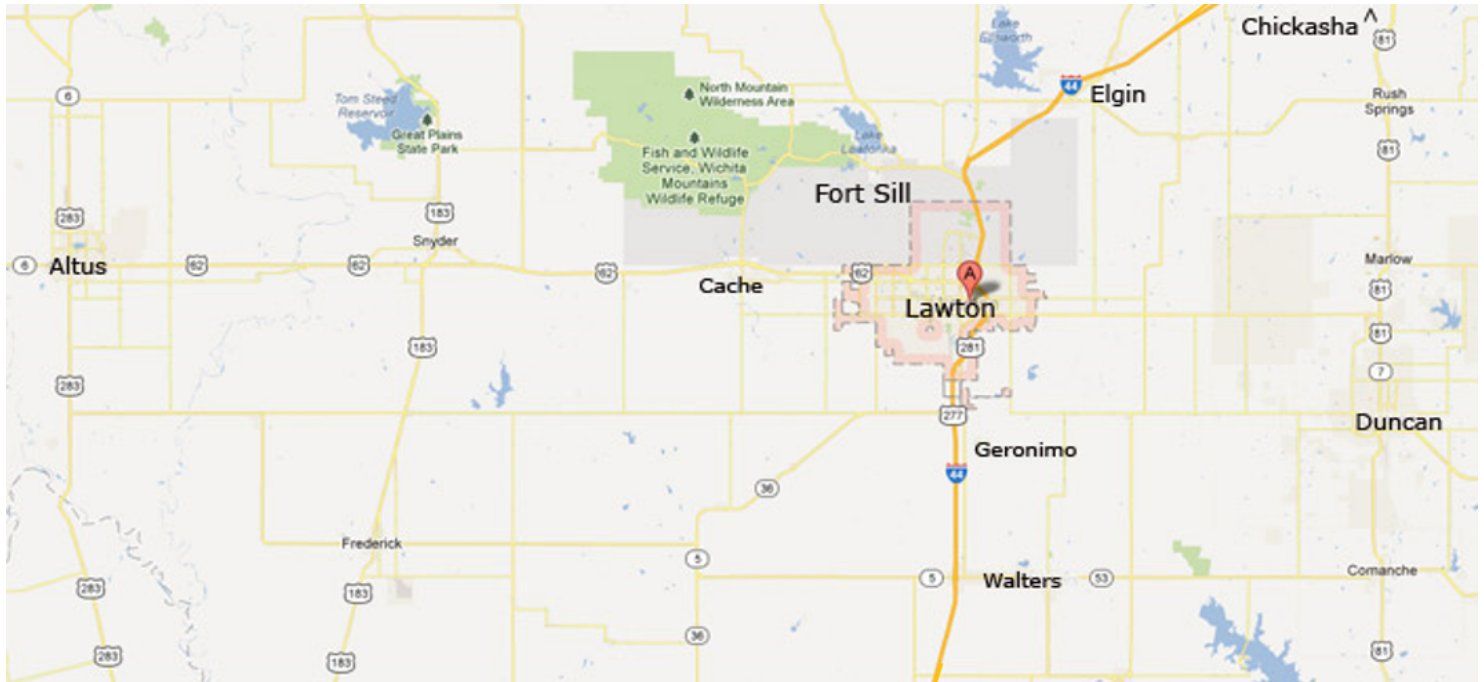
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REGION

Lawton has become the regional employment and retail center for southwest Oklahoma. Lawton supports a retail community of almost 300,000 people, all within a 45 minute drive. The greater Lawton region includes Wichita Falls, TX and the smaller towns of Cache, Duncan, Altus, Geronimo, Walters, Elgin, Chickasha, Marlow and Rush Springs, as well as the Fort Sill military installation and the Wichita Mountains Wildlife Refuge.

LABOR FORCE

The greater Lawton area has gone through some healthy growth over the past 6 years that has resulted in a larger workforce. One of the strongest assets of the region is the population of skilled workers. Not only does the region recruit from its own residents in Lawton-Fort Sill, but also from the nearby communities and unincorporated areas of the 7 county area. On average, in a 45 minute radius from different points within the region, you can find an available workforce of approximately 350,000.

FORT SILL

Fort Sill is one of the largest employers in Oklahoma with about 7,300 civilian employees, 9,000 soldiers stationed at the fort and another 5,500 soldiers rotating through for training. It has become a technology test and training hub of the United States. Fort Sill really is a twin city to Lawton right next door. The Army post has hotels, restaurants, day care centers, homes, shops – a city all by itself. But Fort Sill relies as much on Lawton as Lawton benefits from the \$2 billion economic impact generated by Fort Sill. Fort Sill is more than a great community partner and a major economic generator for the state of Oklahoma, it is also a workforce producer that delivers quality and technically experienced personnel when they leave the military.

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