

AN OFFICE INVESTMENT OR LEASE OPPORTUNITY

# BELLA'S OFFICE PARK - BUILDING 3

1510 SW 119TH STREET, OKLAHOMA CITY, OK 73170



## PROPERTY HIGHLIGHTS

- CAM: estimated at \$3.55 per sf mol includes Insurance, Taxes, and Landscaping
- Building includes security system - Tenant pays for monitoring.

	1 Mile	3 Miles	5 Miles
<b>Total Households:</b>	4,612	33,531	64,216
<b>Total Population:</b>	11,637	85,975	170,688
<b>Average HH Income:</b>	\$105,678	\$74,867	\$66,266

## PROPERTY SUMMARY

**Sale Price:** \$600,000

**Available SF:** 2,750 SF MOL

**Lease Rate:** \$18.00 SF/yr (NNN)  
**Property Subject To Owner's Association**

**Building Class:** A  
**HVAC:** 2 units

**Lot Size:** 7,685 SF MOL

**Year Built:** 2018

**Zoning:** C-3

**Cross Streets:** SW 119th Street  
South Pennsylvania

**Traffic Counts:** 17,845 on SW 119th St.  
19,985 - S. Pennsylvania

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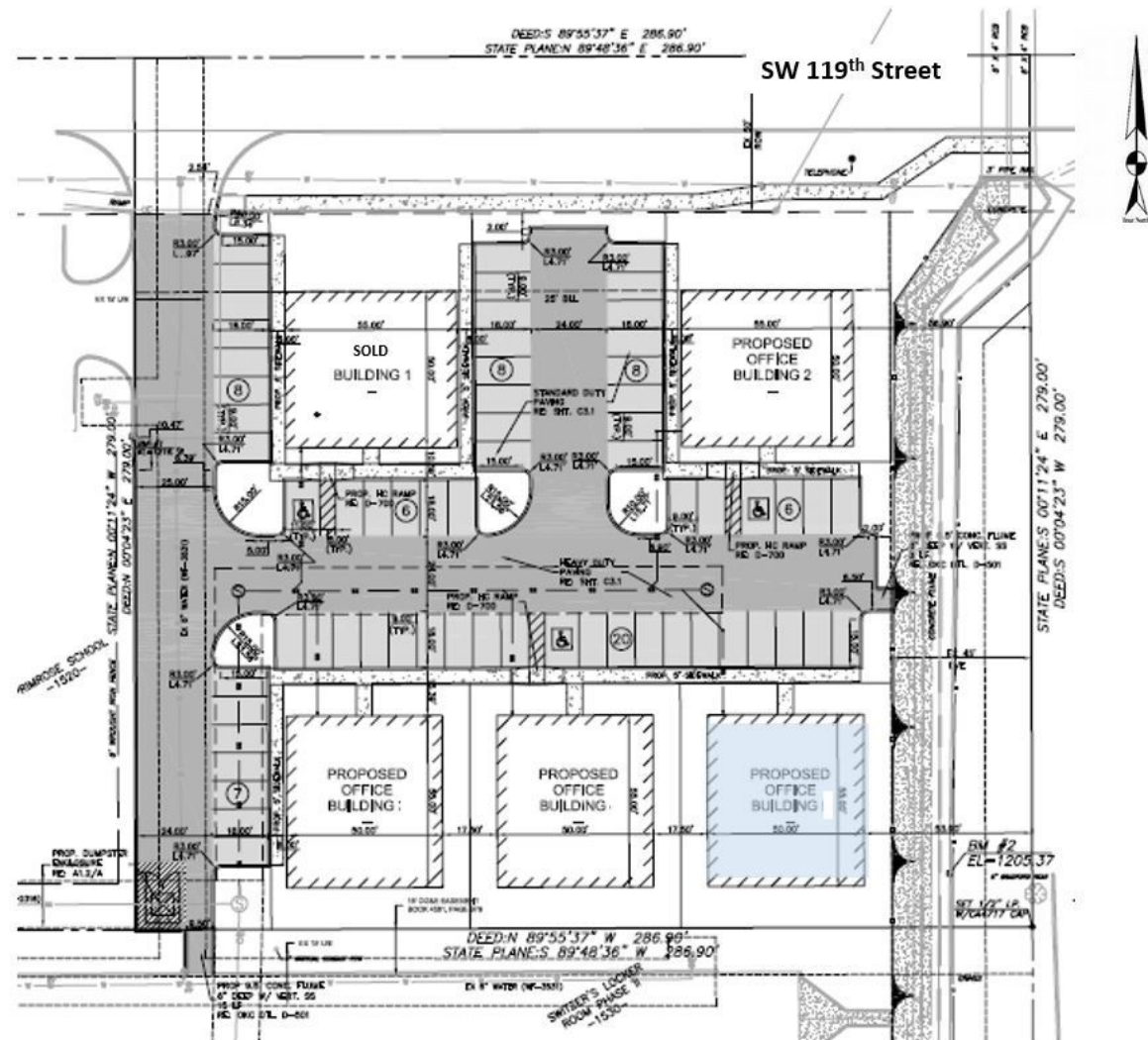




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