## OFFICE BUILDING FOR LEASE



**LEASE RATE** 

\$2,450./MO + NNN

### **OFFERING SUMMARY**

Available SF: ±1,950 SF

Lease Rate: \$2,450.00/Mo. +

NNN fees

Lot Size: ±0.52 Acres

Year Built: 2012

**Building Size:** ±10,128 SF

Zoning: **CBD** 

Submarket: Lawton Original

**Building Class:** Α

## PROPERTY OVERVIEW

New professional office building located downtown just east of Central Mall. Suite 2 is ±1,950sf and will be individually metered for all utilities. Zoned heat and air conditioning system and security system installed in the building. Current tenant in the building is Real Estate Experts. Surrounding businesses include Lawton - Fort Sill Tag Agency, Central Mall, and Platt College.

### **PROPERTY HIGHLIGHTS**

- Class A Building
- Individually metered for all utilities
- Zoned heat and air conditioning system and security system installed

### **JASON WELLS**



# OFFICE BUILDING FOR LEASE





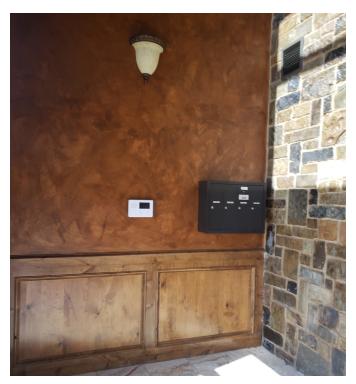




## **JASON WELLS**



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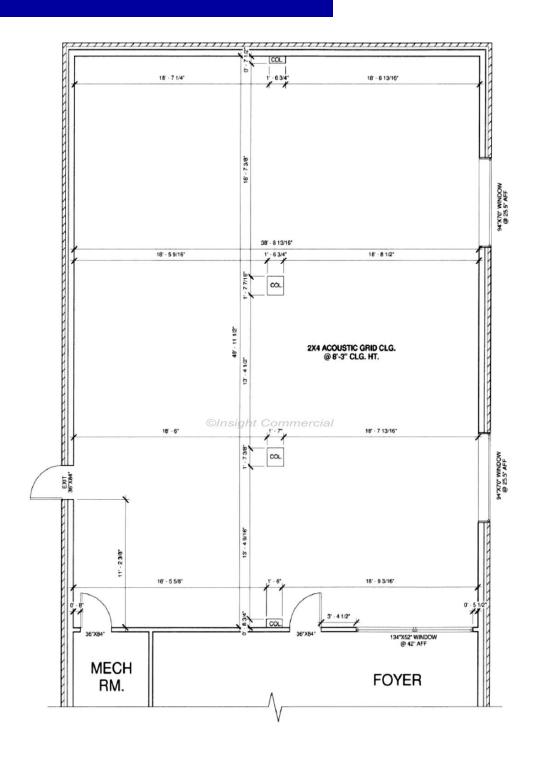




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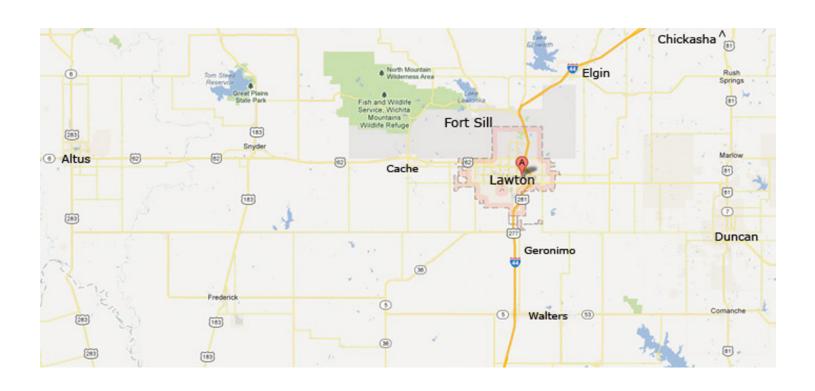
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#### **REGION**

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.

### **JASON WELLS**

