

713 SW C Ave, Lawton, OK 73501

\$8.50psf

OFFICE BUILDING FOR LEASE



LEASE RATE

\$8.50PSF/YR

PROPERTY OVERVIEW

OFFERING SUMMARY

Available SF:	±7,696 SF
Lease Rate:	\$8.50SF/YR
Lot Size:	±0.34 Acres
Year Built:	1980
Building Size:	±7,696 SF
Zoning:	C5
Submarket:	Lawton Original

Nice two-story office building available for lease in downtown Lawton located across the street from Lawton City Hall. Sub dividable options offered for both floors. The first floor offers ±3,848s, with ±844sf as the common area. The first-floor west side has ±1,532sf and consists of six offices and one storage/data room. The east side offers ±1,472sf with five offices, one large room, and two storage areas. The second floor offers ±3,848sf, with ±844sf used as the common area. The second-floor west side offers ±1,532sf with seven offices and two storage areas. The east side offers ±1,472sf with eight offices, one storage area, and a small breakroom. Both floors offer a men’s and women’s restroom, front and rear entrances, stair access, and an elevator. Either floor can be leased in its entirety or separately. There are 22 parking spaces in the front and rear plus additional front street parking. Landlord pays insurance and taxes and tenant pays the common area expenses based on the percentage of occupancy. Surrounding businesses include Fidelity Communications, Liberty National Bank, and Comanche County Courthouse. This property is also available for sale for \$649,000.

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.



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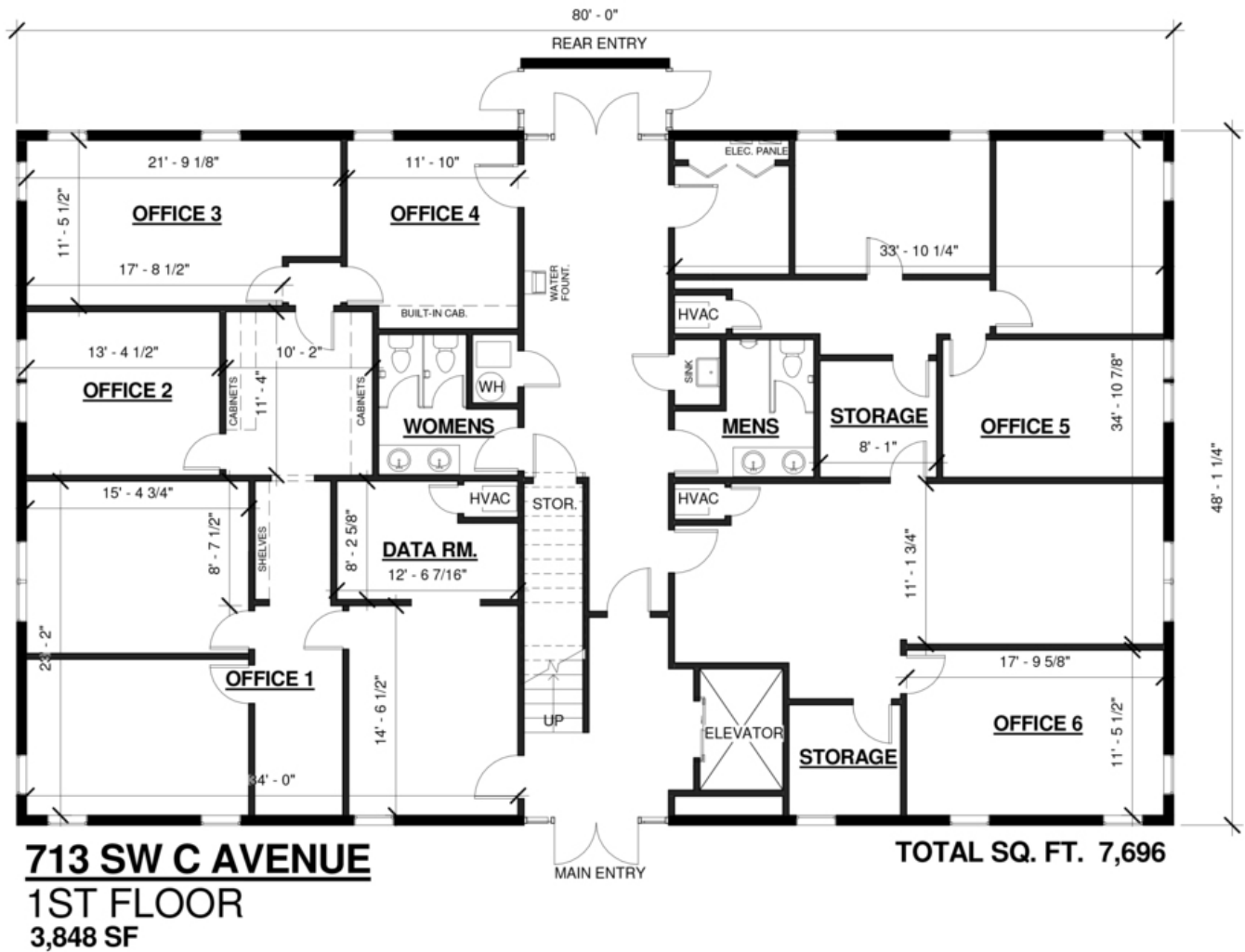
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713 SW C AVENUE
2ND FLOOR
3,848 SF

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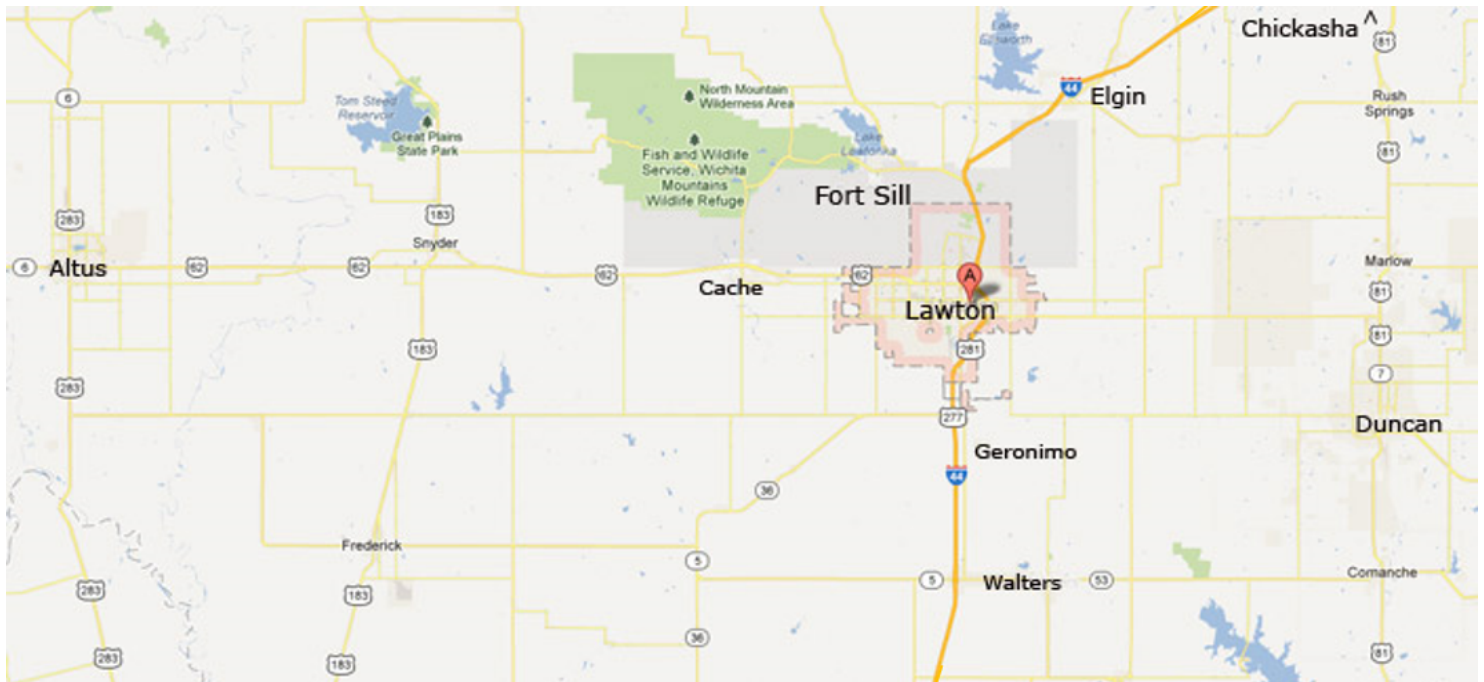


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REGION

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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