



1900 S. Eastern & 2012 S.E. 18th Street

Oklahoma City, Oklahoma 73129

PROPERTY HIGHLIGHTS

- Office/Warehouse Space available in two suites, Suite 1900 is 4,950 SF and Suite 2012 is 10,000 SF; Can be leased together or separate
- New Roof June 2019
- Each Suite has 1 Overhead Door
- Zoned to Service Light Industrial Users (I-2 & AE-2)
- Owner Pays for Building Maintenance, Taxes & Insurance; Tenant is Responsible for All Utilities, Communications & Security Systems
- 500K Transformer installed Spring 2019 with 208 Volt Amps varies between Suites, 3-Phase Power throughout
- 23' 6" Clear Ceiling Height

LOCATION HIGHLIGHTS

- Prime Area to access the Main Interstate Highways I-40 & I-35
- Eastern Avenue has (4) Lanes allowing ease of access
- Only minutes from the Downtown, Farmers, Wheeler, Capitol Hill & Adventure Districts
- Heavy Industrial area that has minimal pedestrian traffic & residential homes

SUITES AVAILABLE

- 1900: 4,950 RSF
- 2012: 10,000 RSF

AVAILABLE SEPTEMBER 1, 2019

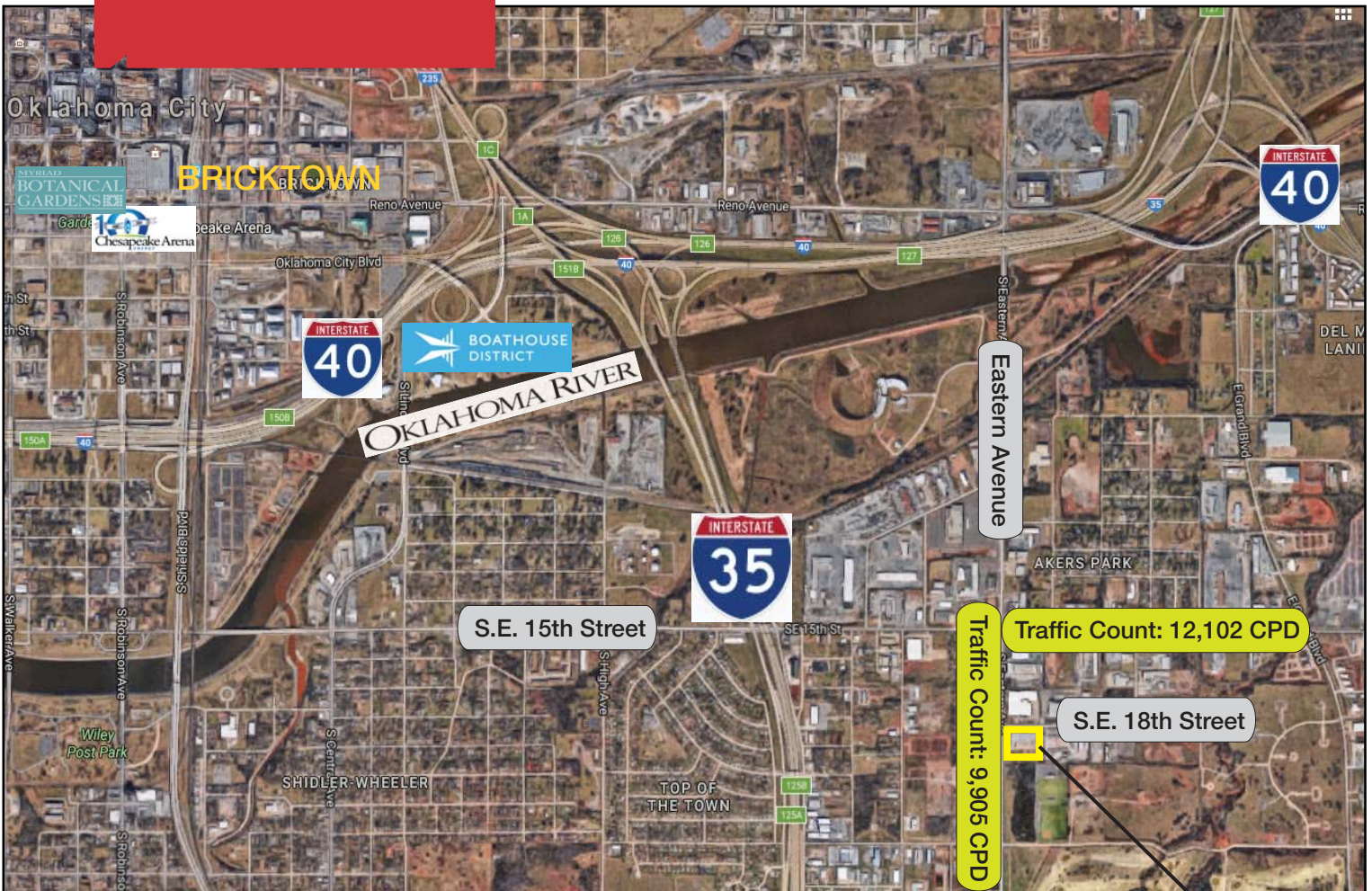
**PLEASE DO NOT DISTURB TENANTS,
CONTACT AGENT**

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Adrian Lillard

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DEMOGRAPHICS

Population

1 Mile: 2,670	3 Mile: 61,055	5 Mile: 186,710
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Average Household Income

1 Mile: \$30,219	3 Mile: \$38,680	5 Mile: \$41,671
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Total Households

1 Mile: 868	3 Mile: 22,917	5 Mile: 70,653
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