

600 N.E. 4th Street

Oklahoma City, OK 73104



OFFERING SUMMARY

Available SF:	1st Floor: ±2,598 SF
	Basement: ±1,235 SF
Lease Rate:	\$20.00/SF with \$.50 annual increases Tenant pays utilities and janitorial
Available SF:	2,591 SF
Building Size:	±6,734 SF
Term:	5 Year Term

PROPERTY OVERVIEW

JHBR Architects, Inc. is designing plans for an extensive renovation to the Morgan Building. Dr. C. Wesley Morgan built the property in 1946 in a predominately black community for his medical clinic. Other tenants at that time included a dental office, pharmacy, beauty salon, gift shop and Blacks Flowers. The Kappa Alpha Psi Fraternity lounge was located in the basement. JHBR occupies the 2nd floor. On-site parking south of the building is available.

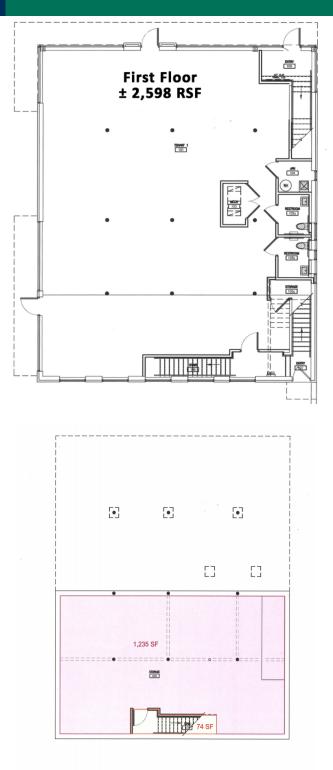
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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.



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BASEMENT FLOOR PLAN

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