



7015 W. Hefner Road, Building C

Oklahoma City, Oklahoma 73162

PROPERTY HIGHLIGHTS

- Rent Rolls & Additional Financials Available
- National Tenants
- Tenants Pay Insurance, Maintenance & 50% Taxes
- Class A Office Finishes
- NOI \$35,441
- PLEASE DO NOT DISTURB TENANTS



TOTAL SF	2,400 SF
TOTAL ACRES	0.98 Acres
YEAR BUILT / RENOVATED	2016
ZONED	PUD-78B

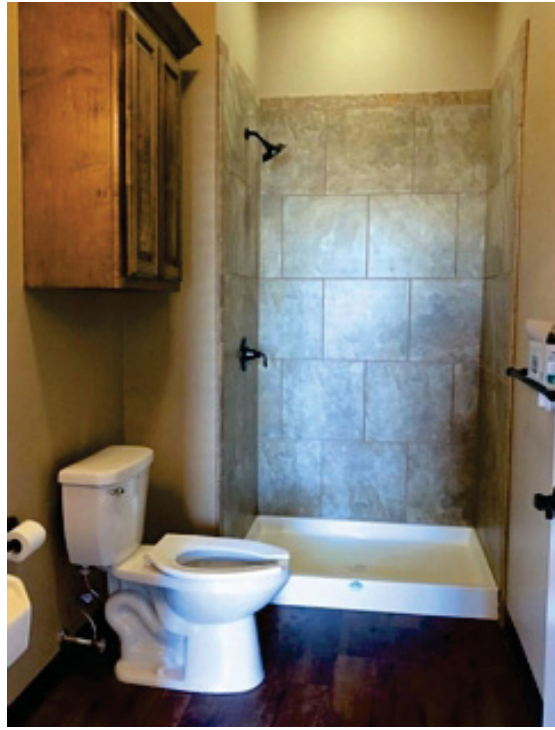
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Amir Shams
+1 405 313 0333
amir@naisullivangroup.com

4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116
www.naisullivangroup.com

Zac McQueen
+1 405 476 9199
zac@naisullivangroup.com

+1 405 840 0600 OFFICE
+1 405 840 0610 FAX



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

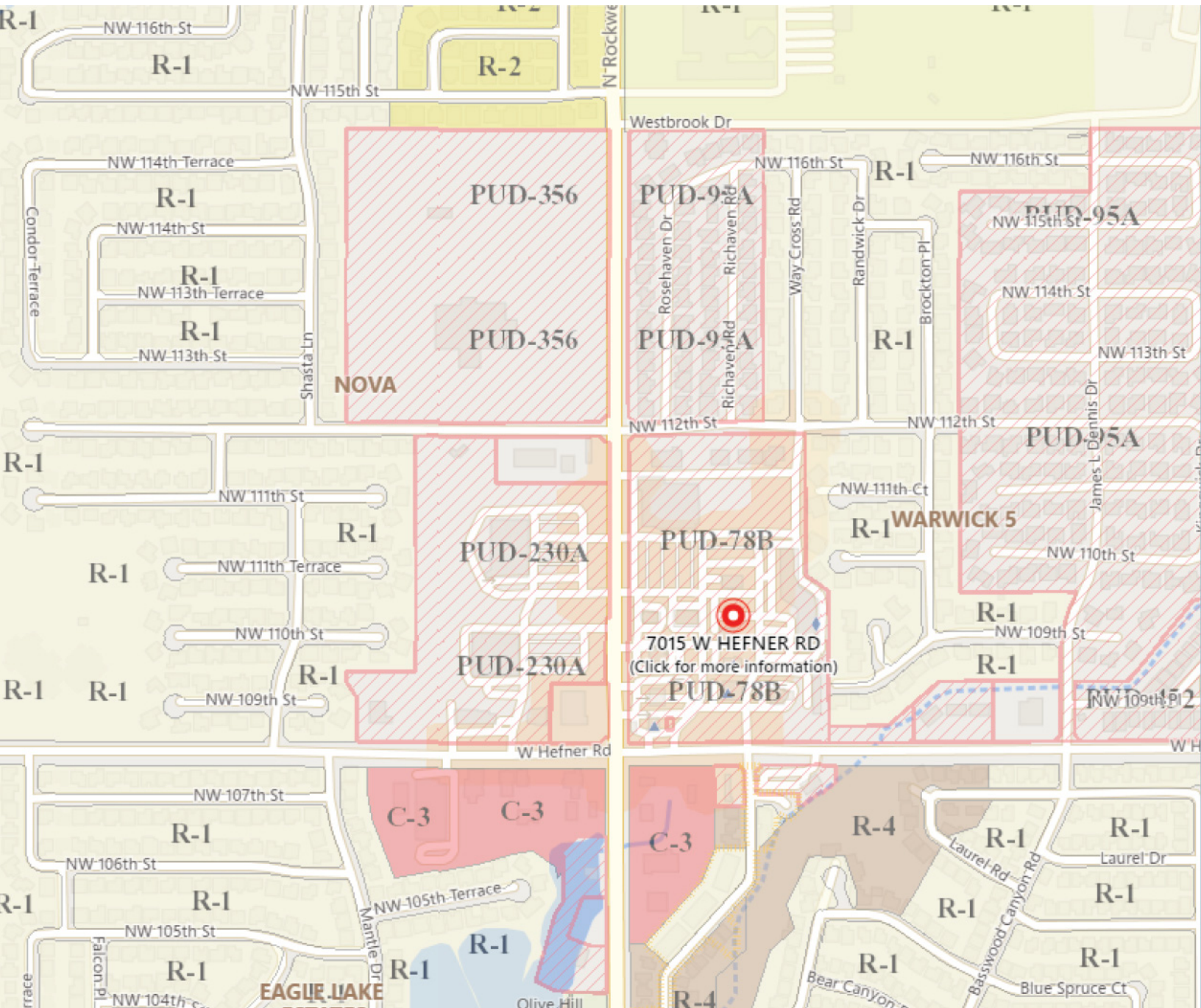
Amir Shams
+1 405 313 0333
amir@naisullivangroup.com

4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116
www.naisullivangroup.com

Zac McQueen
+1 405 476 9199
zac@naisullivangroup.com

+1 405 840 0600 OFFICE
+1 405 840 0610 FAX

ZONING MAP



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Amir Shams
+1 405 313 0333
amir@naisullivangroup.com

Zac McQueen
+1 405 476 9199
zac@naisullivangroup.com

4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116
www.naisullivangroup.com

+1 405 840 0600 OFFICE
+1 405 840 0610 FAX



LOCATION HIGHLIGHTS

- Located in Active Office Park
- Northwest OKC Location
- Multiple Restaurants within 1 Mile Radius

Population	1 Mile: 11,192	3 Miles: 70,172	5 Miles: 146,297
Average Household Income	1 Mile: \$76,611	3 Miles: \$65,260	5 Miles: \$60,016
Total Households	1 Mile: 4,611	3 Miles: 29,660	5 Miles: 63,603

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Amir Shams
+1 405 313 0333
amir@naisullivangroup.com

4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116
www.naisullivangroup.com

Zac McQueen
+1 405 476 9199
zac@naisullivangroup.com

+1 405 840 0600 OFFICE
+1 405 840 0610 FAX