

FOR LEASE

9251 N. PENN OFFICE BUILDING

Oklahoma City, OK 73120



Presented By:

George W. Huffman

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**INTERWEST
REALTY**

7501 Broadway Extension,
Oklahoma City OK 73116

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$4,250.00 per month
Lease Type:	Modified Gross
Building Size:	2,410 SF
Available SF:	2,410 SF
Lot Size:	0.28 Acres
Year Built:	1983

PROPERTY OVERVIEW

This North Penn standalone office building located within Casady Square Shopping Center on the outskirts of Nichols Hills, offers many use options. Previously a law office, it could also be used for a doctor's office, dentistry, retail, etc. Currently vacant & available featuring five separate offices, reception area, large conference room, IT closet, spacious and bright entry foyer, break room with full size refrigerator, sink, and two private restrooms. HVAC installed new in 2021, sprinkler and alarm system, with ample parking directly in front of the building. Casady has 4 restaurants/coffee shop/lounge, along with many retail options. Monthly rent includes Landlord paying Taxes, Insurance, and Lawn Care. Contact George Huffman directly at 405-409-4400 or Stefanie at our office at 405-752-2525 for an easy showing.

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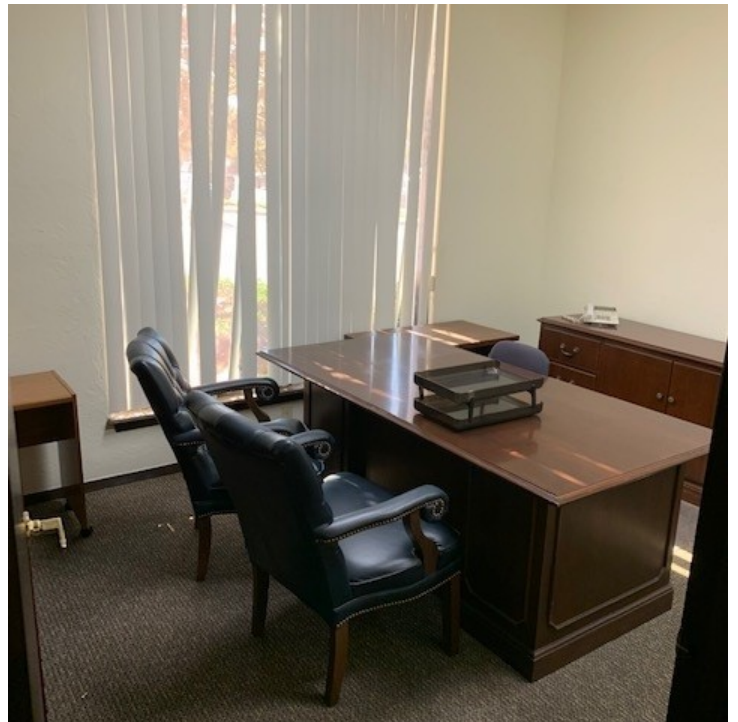
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ADDITIONAL PHOTOS



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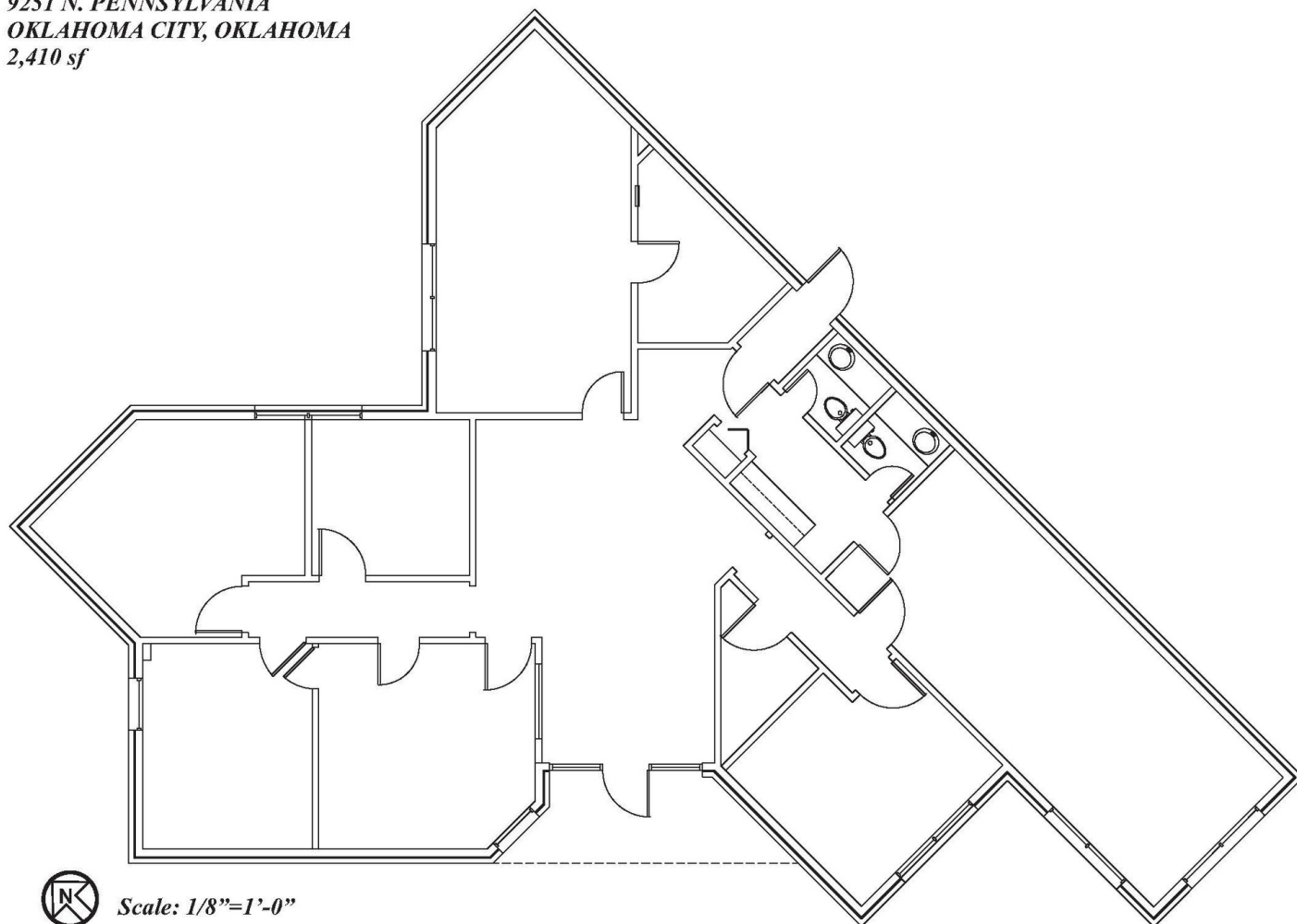
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CASADY SQUARE
9251 N. PENNSYLVANIA
OKLAHOMA CITY, OKLAHOMA
2,410 sf



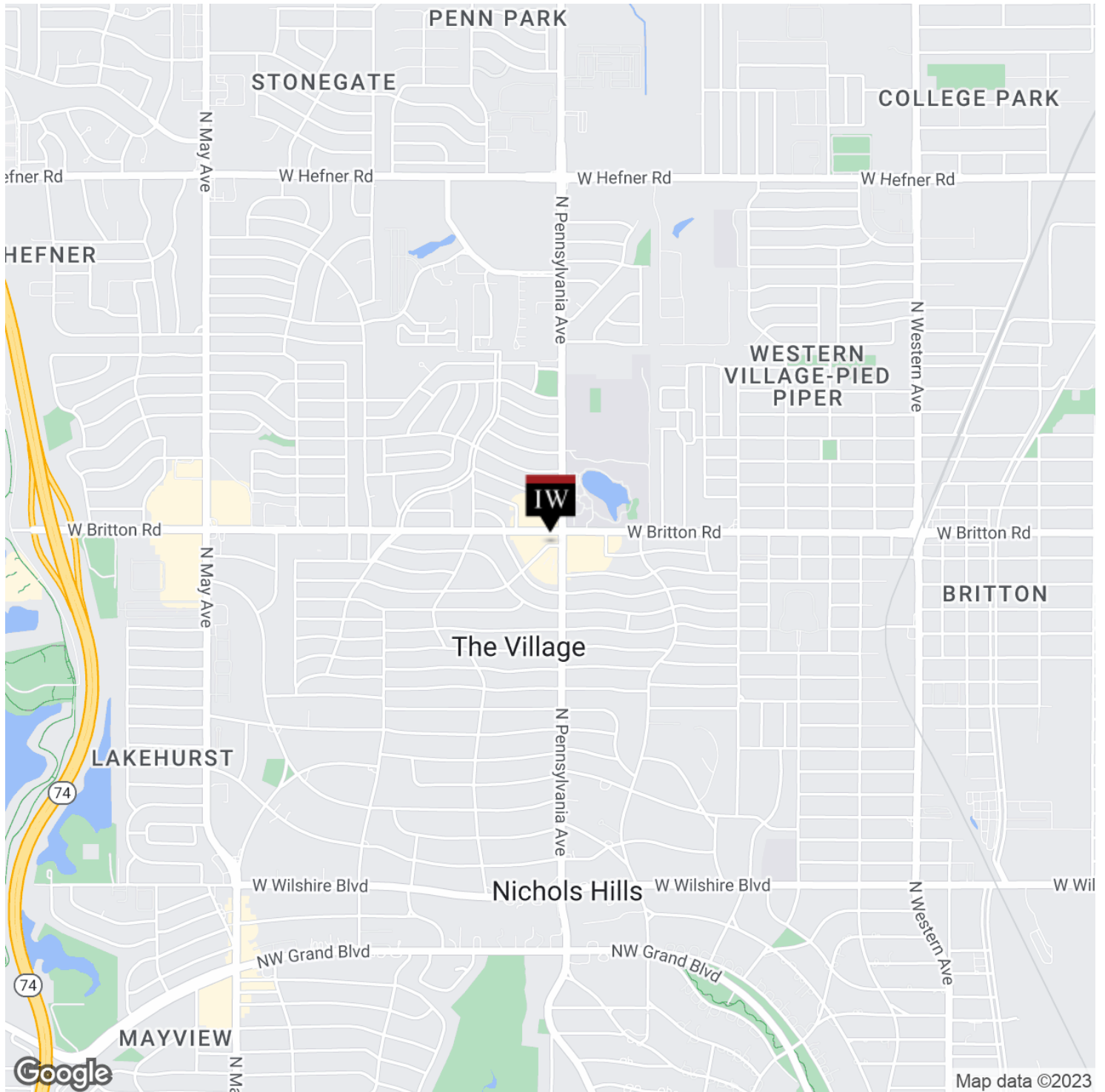
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LOCATION MAP



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RETAILER MAP



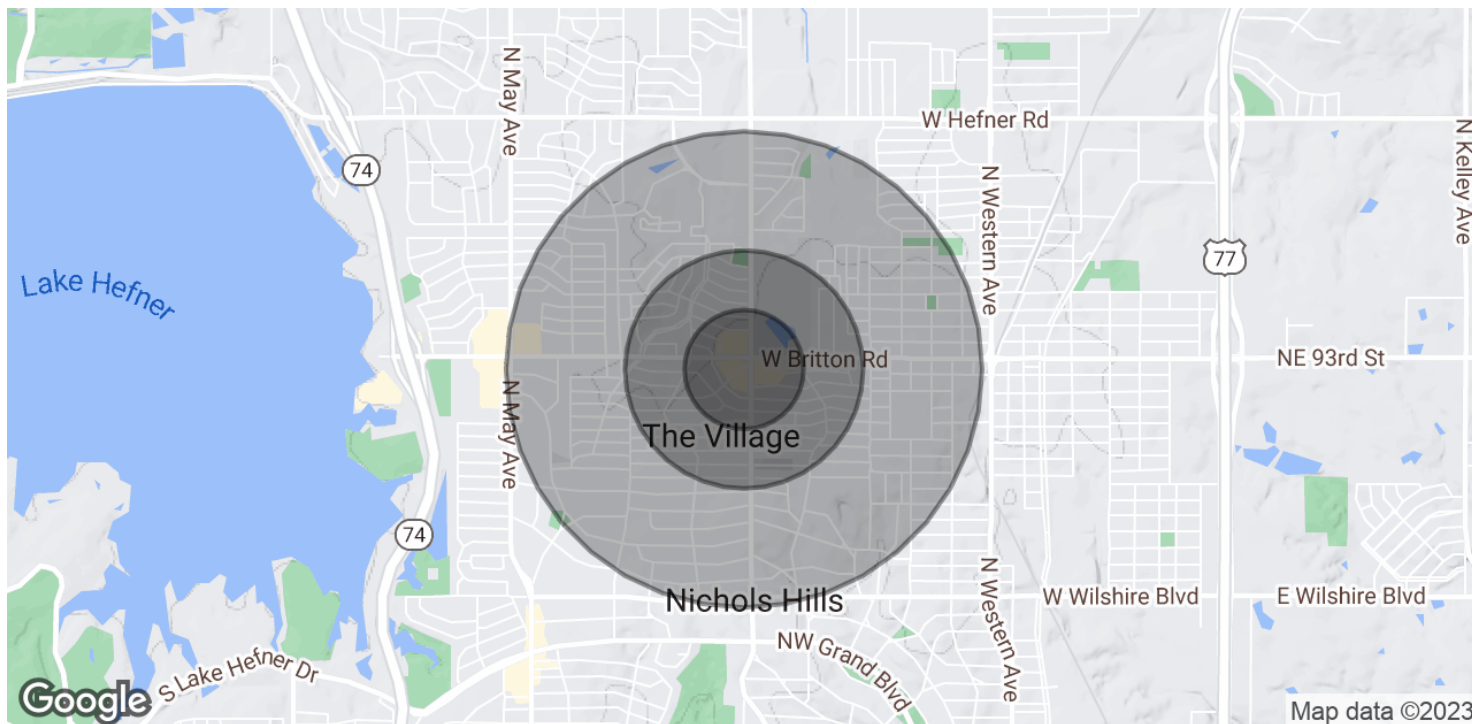
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	934	3,949	12,468
Average Age	29.1	29.9	36.7
Average Age (Male)	29.0	30.4	36.7
Average Age (Female)	33.1	32.3	38.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	462	1,876	6,132
# of Persons per HH	2.0	2.1	2.0
Average HH Income	\$60,879	\$68,425	\$81,893
Average House Value	\$125,595	\$157,633	\$243,886

* Demographic data derived from 2020 ACS - US Census

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