

AN OFFICE INVESTMENT OPPORTUNITY

BELLA'S OFFICE PARK - BUILDING 4

1512 SW 119TH ST, OKLAHOMA CITY, OK 73170



JUDY J. HATFIELD, CCIM

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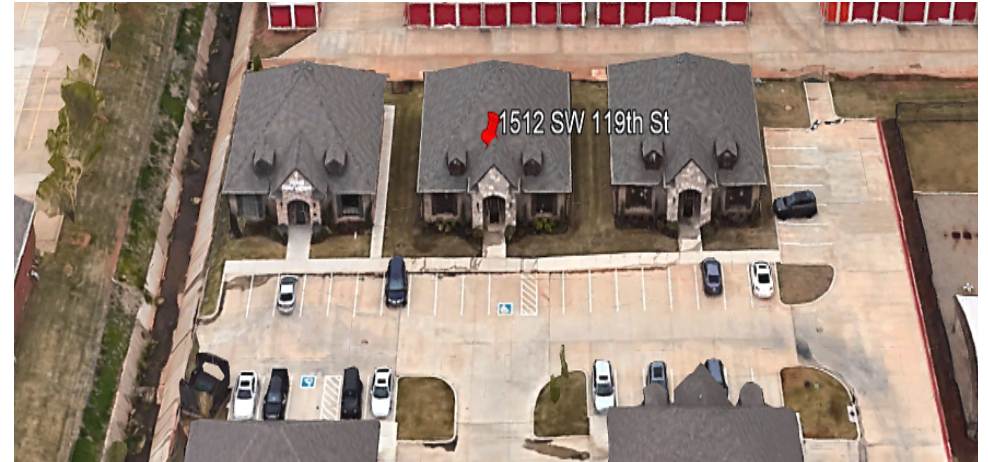
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OFFERING SUMMARY

Sale Price:	\$640,000
Lease Rate:	\$18.60/SF (NNN)
NNN Rate:	\$3.55/SF
Building Size:	2,750 SF
Lot Size:	0.17 Acres
Year Built:	2019
HVAC:	2 Units
Zoning:	C-3

PROPERTY HIGHLIGHTS

- Office Building For Sale or For Lease - Bella's Office Park Building 4 Located on SW 119th St
- Located in High Traffic Area | Traffic Counts (vehicles/day): SW 119th St - 18,437 | S Pennsylvania Ave - 17,492
- Within 3 Miles of I-35, I-240 & I-44 | Less than 13 Miles from Downtown OKC and Will Rogers World Airport
- Nearby Businesses: Walgreens, CVS, Sprouts Market, Chicago Title, Bank of Oklahoma, Marcum's Nursery, & more
- NNN Includes Insurance, Taxes, and Landscaping | Property Subject to Owner's Association
- Building Includes Security System - Tenant Pays for Monitoring
- Owner will Consider a Lease Purchase Option and/or Owner Financing with Appropriate Creditworthiness of Buyer

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,028	35,540	68,137
Total Population	12,607	90,955	180,982
Average HH Income	\$115,763	\$90,970	\$83,422

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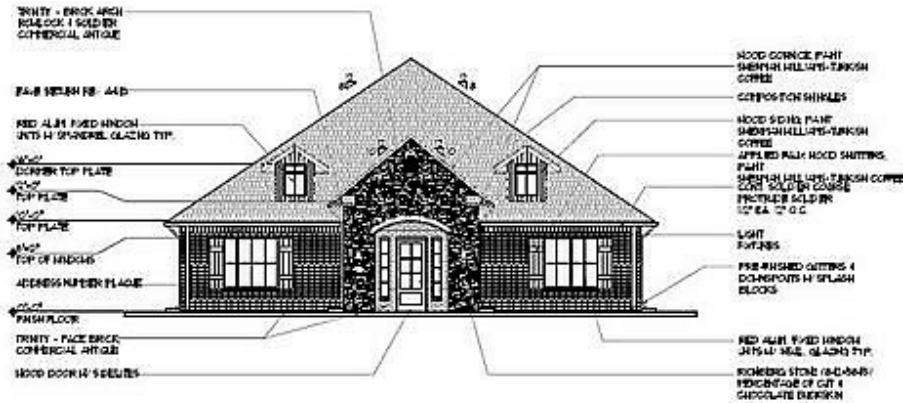
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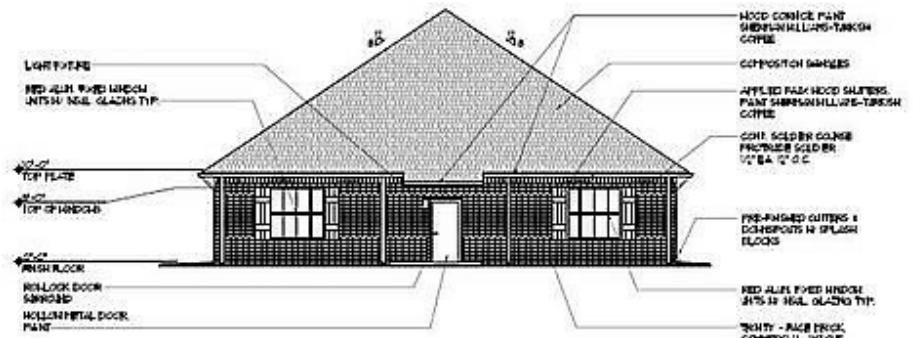
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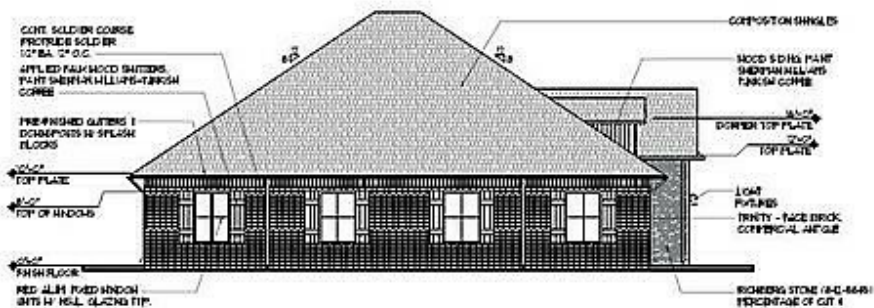
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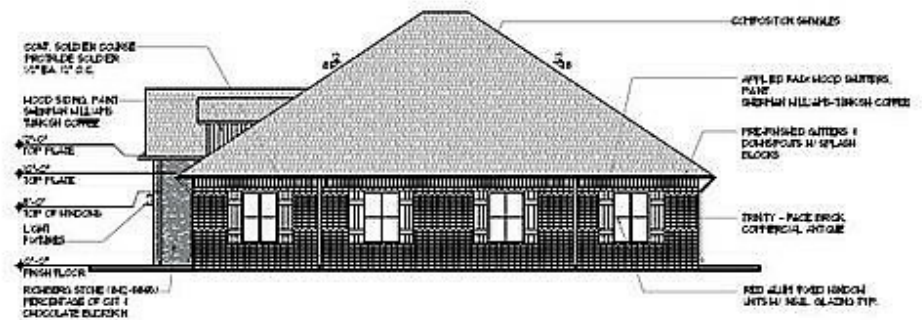
A NORTH ELEVATION
18'-0"



B SOUTH ELEVATION
18'-0"



C EAST ELEVATION
18'-0"



D WEST ELEVATION
18'-0"

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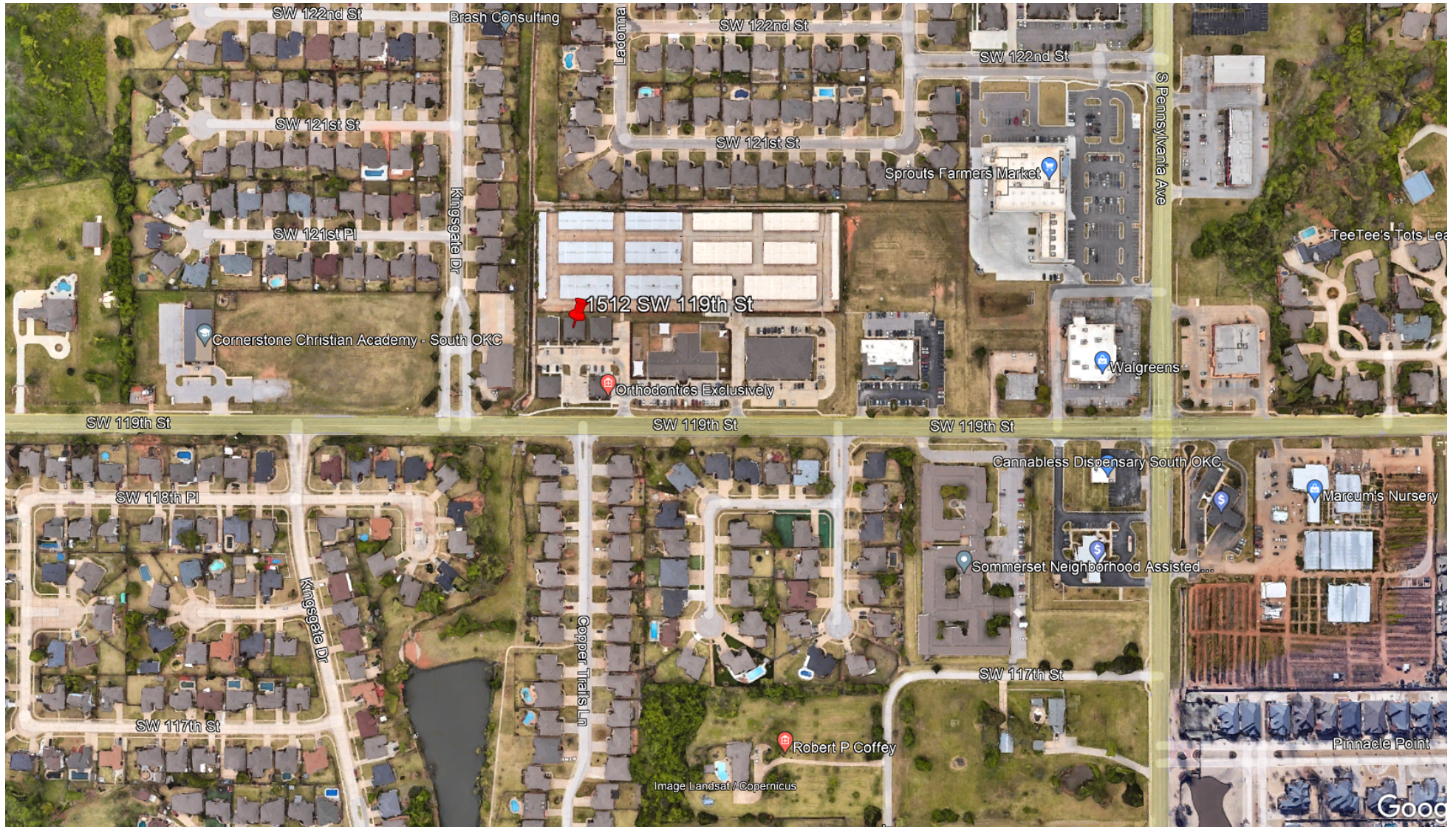
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