



6000 S Western Ave, Oklahoma City, OK 73139



PROPERTY DESCRIPTION

Now leasing 2nd floor office space. This property offers an outstanding opportunity for your business, with a prime location, top-notch amenities, and excellent management. The building is well-maintained, with new carpet and paint, and it is equipped with an interior sprinkler system.

PROPERTY HIGHLIGHTS

- 4,500 SF of 2nd floor space
- Turn-Key'd, ready for immediate occupancy
- Newly carpeted and freshly painted interior
- Furniture available for use
- Includes 8 offices, 8 cubicles, a conference room, a kitchenette, men's and women's restrooms, and elevator access
- Abundant parking and multiple signage locations
- Convenient access to I-240

LOCATION DESCRIPTION

This property located near cross streets of Western and 59th is perfectly situated for various business needs. It's strategic location offers easy access to I-240, making it convenient for both employees and clients.

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (Full Service)
Available SF:	4,500 SF
Building Size:	22,657 SF
Zoning:	C3
Traffic Count:	21,303 (Western - 2023) 15,988 (59th - 2022)

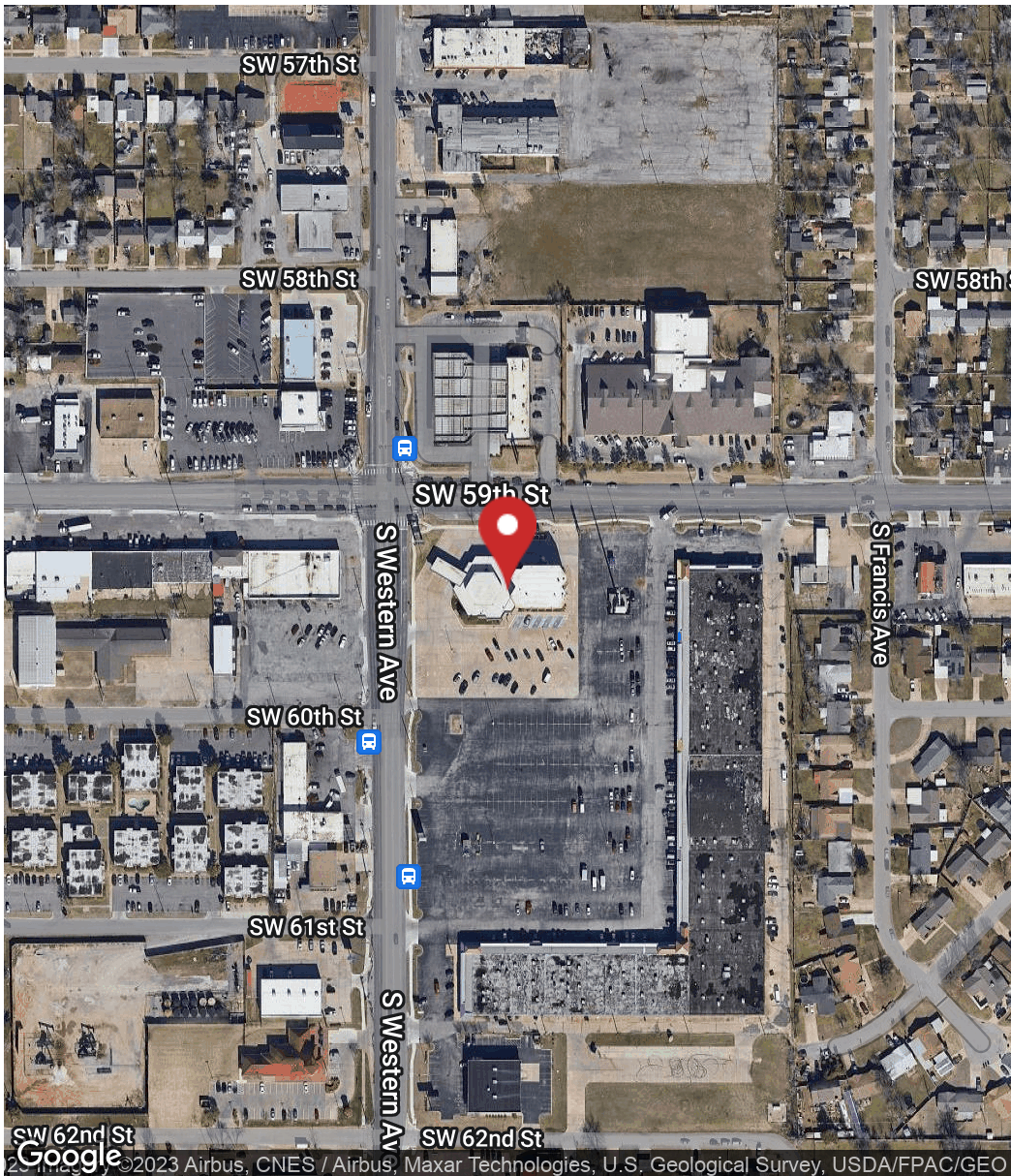
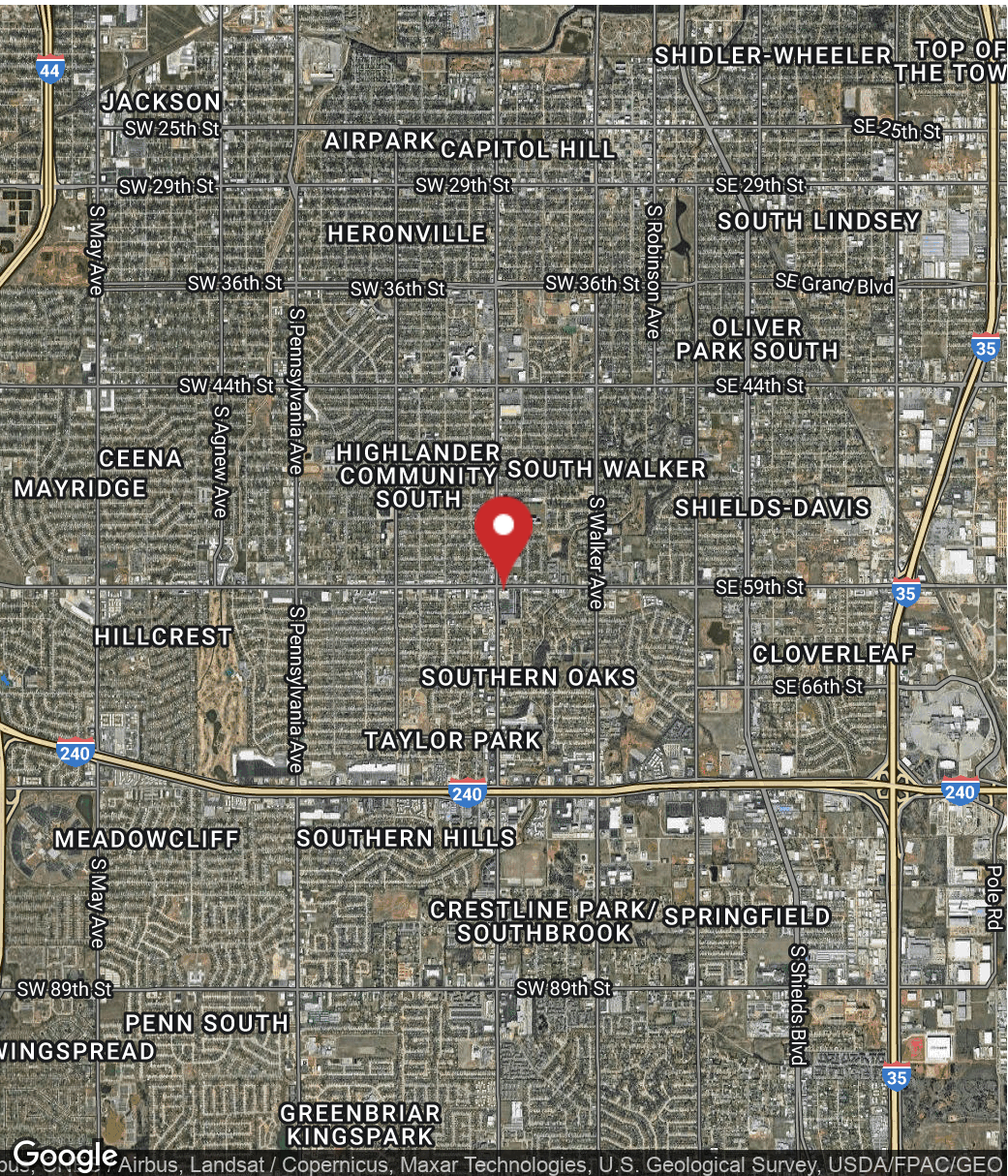
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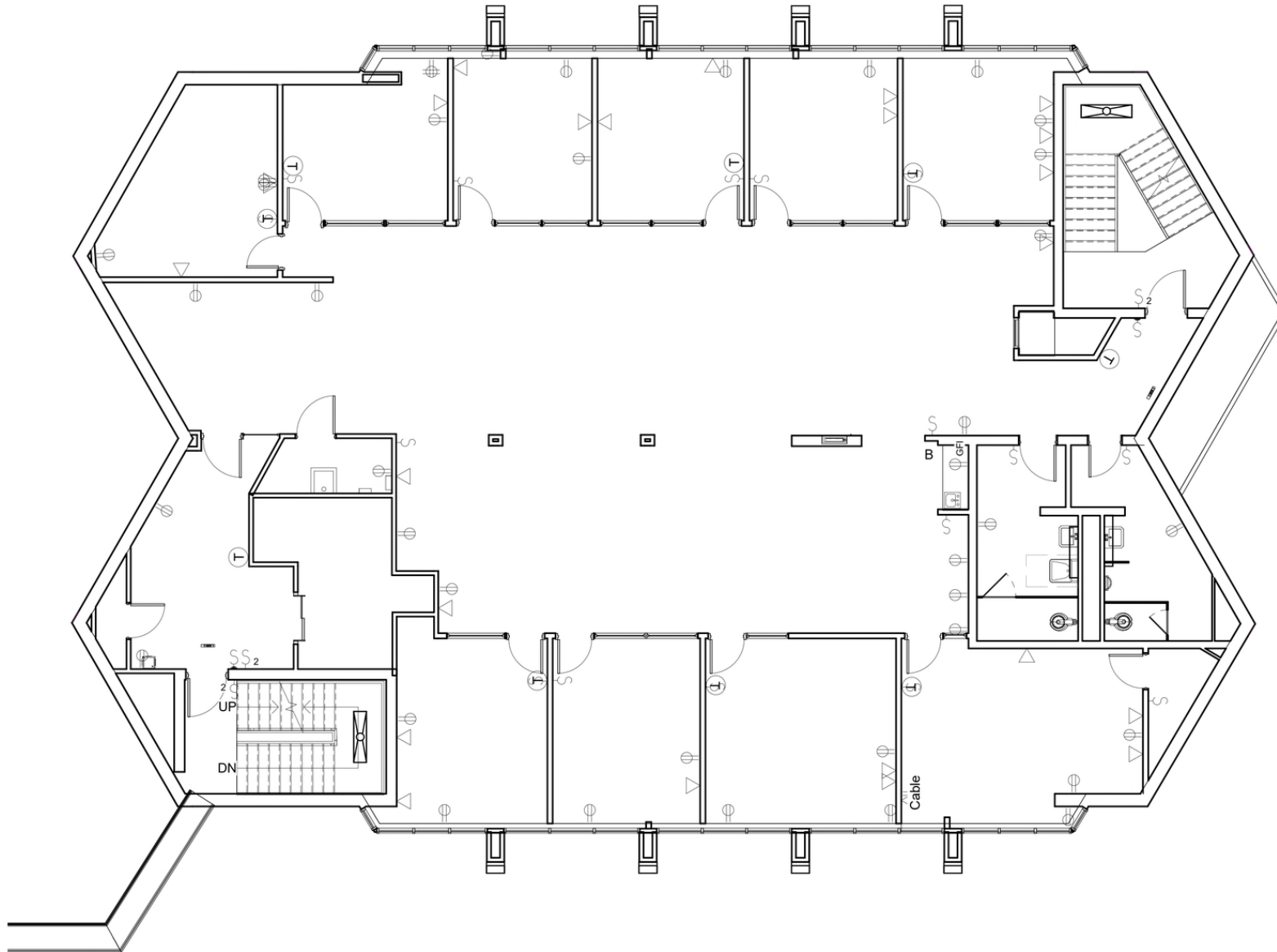


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,062	4,396	17,722
Average Age	38.0	37.9	36.2
Average Age (Male)	40.9	41.0	34.6
Average Age (Female)	33.7	33.0	35.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	427	1,721	7,072
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$35,108	\$35,518	\$39,442
Average House Value	\$89,636	\$88,554	\$97,059

* Demographic data derived from 2020 ACS - US Census

