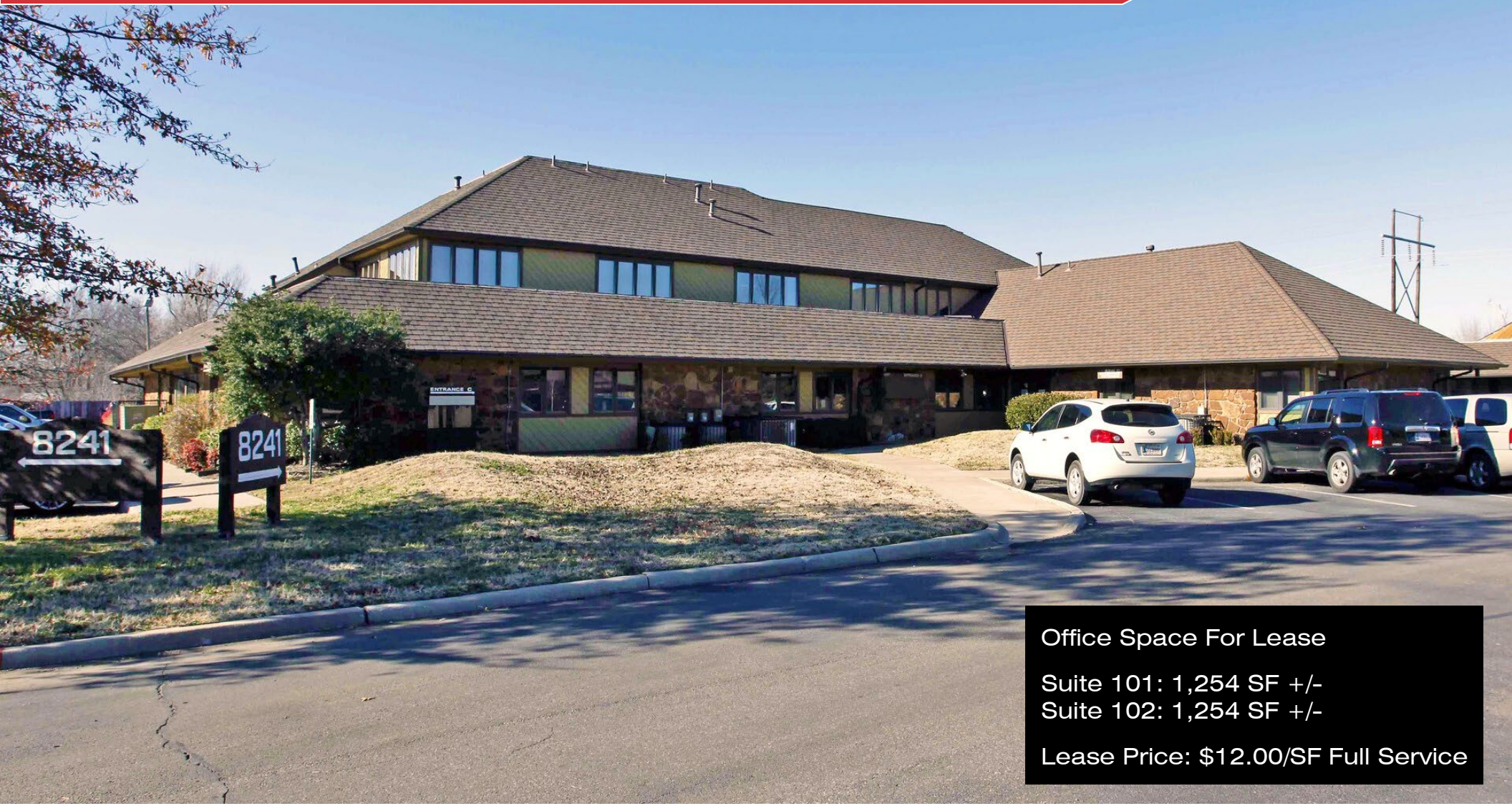
8241 S. WALKER AVENUE
OKLAHOMA CITY, OK 73139



Office Space For Lease

Suite 101: 1,254 SF +/-
Suite 102: 1,254 SF +/-

Lease Price: $12.00/SF Full Service

NAIRED COMMERCIAL REAL ESTATE

405.840.0600 | NAIRED.COM

MATTHEW PIERCE
405.203.3636
MATT@NAIRED.COM

CADE FLESNER
760.889.2305
CADE@NAIRED.COM



PROPERTY OVERVIEW

TOTAL SF	15,184 SF
LOT SIZE	1.43 ACRES +\-
YEAR BUILT	1984
ZONING	Commercial

LOCATION HIGHLIGHTS

- Located in Willow Brook Office Park
- 40+ Free Parking Spaces
- 2 Miles from I-240

SUITES AVAILABLE

- Suite 101: 1,254 SF
- Suite 102: 1,254 SF
- Suite 104: 3,469 SF Class B Office Space
  - 7 Private Offices
  - Break Room

DEMOGRAPHICS

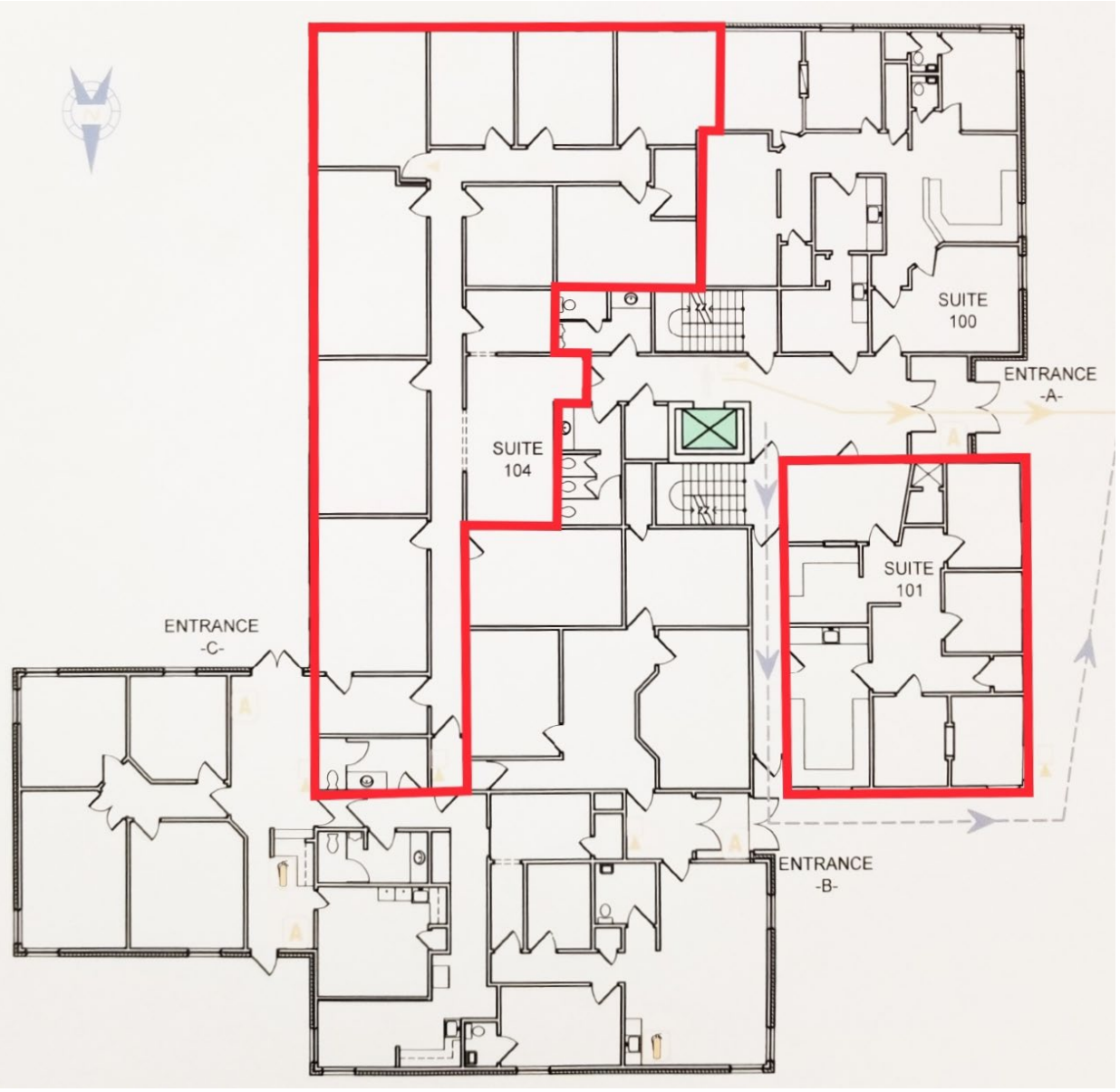
POPULATION
1 MILE: 13,985
3 MILES: 92,311
5 MILES: 196,041

AVERAGE HOUSEHOLD INCOME
1 MILE: $82,441
3 MILES: $74,986
5 MILES: $69,330

TOTAL HOUSEHOLDS
1 MILE: 5,472
3 MILES: 36,049
5 MILES: 76,622

DRIVE TIME
0.80 MILES FROM I-240
2.5 MILES FROM I-44
2.8 MILES FROM I-35
6.5 MILES FROM I-40

8241 S. WALKER AVENUE - SITE PLAN





8241 S. WALKER AVENUE – SUITE 102 – 1,254 SF +/-



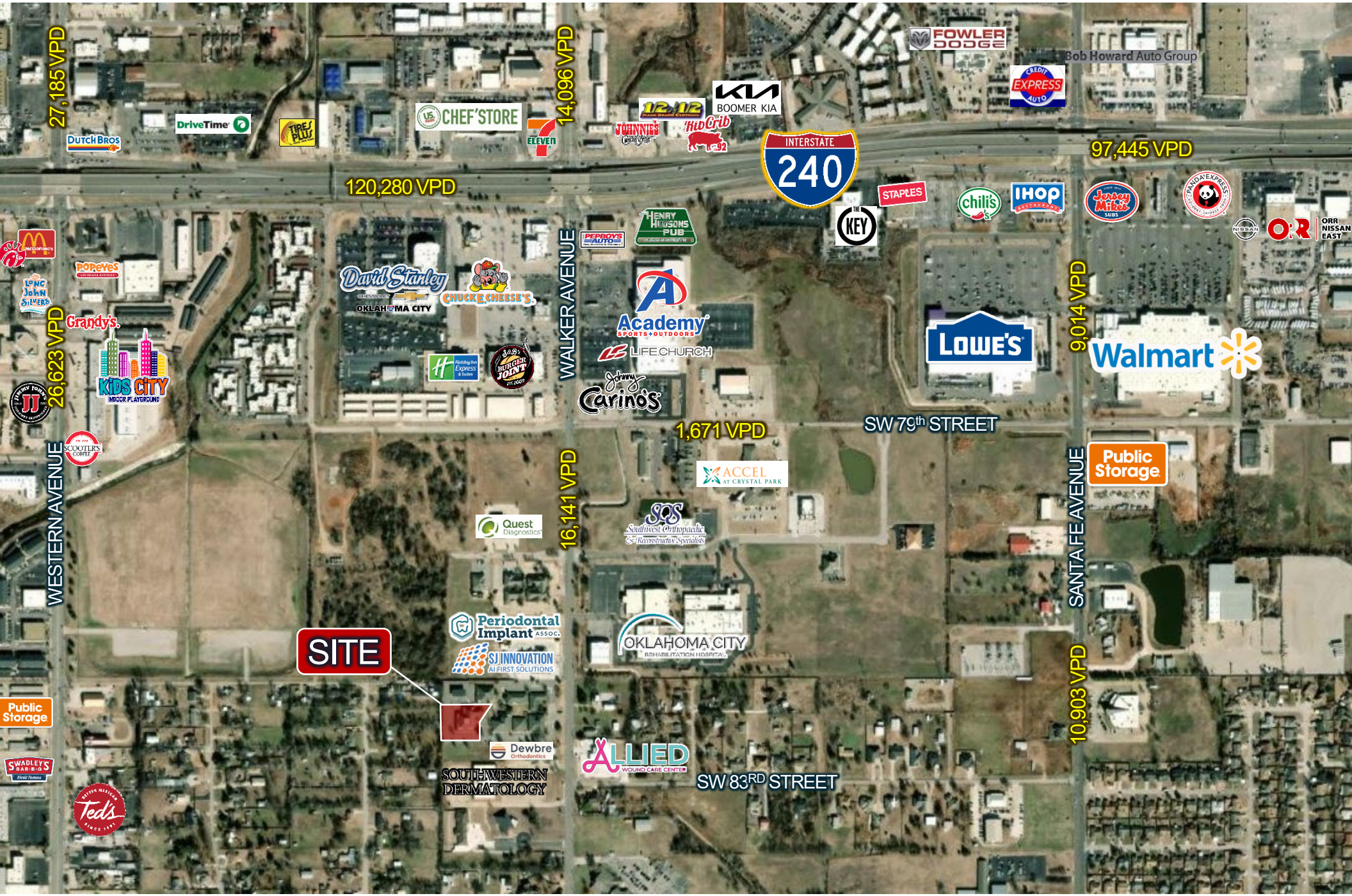








8241 S. WALKER AVENUE - AERIAL



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