# 13509 N. MERIDIAN AVENUE
# OKLAHOMA CITY, OK 73120




Office Space For Lease

Suite 2: 1,100 SF +/-

Lease Price: $21.00/SF + NNN
NNN Charges: $2.72/SF

NAIRED COMMERCIAL REAL ESTATE

405.840.0600 | NAIRED.COM

ABBEY SULLIVAN
405.863.7590
ABBEY@NAIRED.COM




## PROPERTY OVERVIEW

| | |
|---|---|
| TOTAL SF | 11,030 SF +/- |
| LOT SIZE | 0.50 ACRE +/- |
| YEAR BUILT | 1986 |
| ZONING | C-3 |

## PROPERTY HIGHLIGHTS

- Updated interior with a clean, professional finish
- 3 private offices
- In-suite restroom
- Kitchenette
- Reception/waiting area
- Prominent signage opportunity
- Ample on-site parking
- Located in an established medical office park

## LOCATION HIGHLIGHTS

- Directly across the street from Mercy Hospital
- Quick access to the Kilpatrick Turnpike & Lake Hefner Parkway
- Convenient for patients across North OKC, Edmond and the Northwest metro

## DEMOGRAPHICS

### POPULATION
1 MILE: 4,556
3 MILES: 63,367
5 MILES: 180,562

### AVERAGE HOUSEHOLD INCOME
1 MILE: $130,240
3 MILES: $106,561
5 MILES: $105,428

### TOTAL HOUSEHOLDS
1 MILE: 2,113
3 MILES: 28,344
5 MILES: 76,432

### DRIVE TIMES
0.1 MILES FROM US-344
1 MILE FROM OK-74
6 MILES FROM US-77
6 MILES FROM I-44

# 13509 N. MERIDIAN AVENUE - PHOTOS











# 13509 N. MERIDIAN AVENUE - AERIAL




NAIRED COMMERCIAL REAL ESTATE

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 to 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 contrained therein are any to be implied.