



## 4400 S.W. 21st Street

Oklahoma City, Oklahoma 73108

### PROPERTY HIGHLIGHTS

- Originally GSA Military Induction Facility
- 1 Mile from I-40 & 3 Miles from Airport
- New Roof & A/C-March 2015
- Male & Female Locker Rooms
- Large Reception Area with Marble Counter Top
- 3 Exam Rooms with Water
- Laboratory
- Kitchen with Break Room
- Large Conference Room
- Dark Room & X-Ray Room
- ADA Restrooms
- Ample Storage
- Numerous Offices
- Staff Exercise Room

- Server Room with Dedicated AC Unit
- Large Open Area with Overhead Door
- Fenced Area in Back with Picnic Area
- 122 Parks, 5 are Handicapped
- Currently Owner Occupied

TOTAL SF	32,325 SF MOL
TOTAL ACRES	2.55 ACRES MOL
ZONING	I-2
GENERAL USE	Office
BUILT	1992

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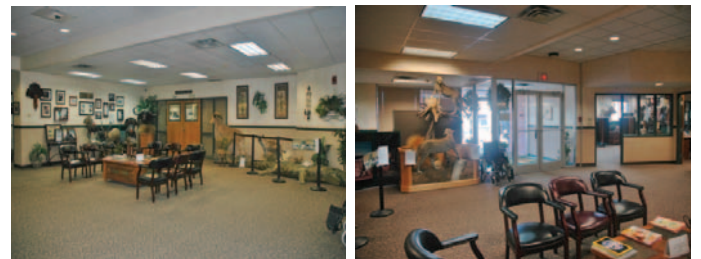


## DEMOGRAPHICS

Population		
1 Mile: 2,548	3 Mile: 44,037	5 Mile: 195,021
Average Household Income		
1 Mile: \$36,012	3 Mile: \$30,655	5 Mile: \$36,180
Total Households		
1 Mile: 1,053	3 Mile: 15,090	5 Mile: 72,862

## LOCATION HIGHLIGHTS

- Frontage: 400' on S.W. 21st Street
- Dimensions: 400' x 178'
- Close to Will Rogers Airport & I-40
- Easy I-40 & I-44 Access
- Numerous Restaurants & Hotels in the Area



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