



1044 S.W. 44th Street

Oklahoma City, Oklahoma 73109

PROPERTY HIGHLIGHTS

- Well Maintained Medical Office Building
- Beautiful Building Entry
- Pharmacy On Site
- Adequate Parking-312 Spaces
- Build Out Available

SUITES AVAILABLE

- Suite 414: 1,244 SF
- Suite 410B: 2,276 SF
- Suite 518: 2,007 SF



TOTAL SF	64,658 SF MOL
LAND IN ACRES	1.85 MOL
ZONING	O-2, Office
GENERAL USE	Medical Office
VACANT SF	5,527 SF MOL

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Oklahoma City, OK 73109



DEMOGRAPHICS

Population

1 Mile:	3 Mile:	5 Mile:
19,391	113,870	204,876

Average Household Income

1 Mile:	3 Mile:	5 Mile:
\$31,783	\$32,458	\$36,873

Total Households

1 Mile:	3 Mile:	5 Mile:
6,682	39,587	75,908

LOCATION HIGHLIGHTS

- Frontage: 249' on S.W. 44th Street
- Near Integris S.W. Medical Center
- Close to Businesses & Many Residences

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