



## 5850 W. Wilshire Boulevard

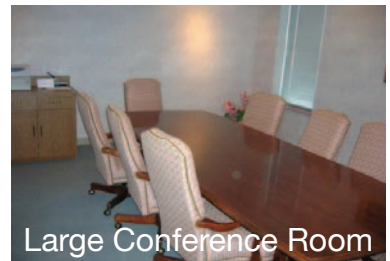
Warr Acres, Oklahoma 73132

### PROPERTY HIGHLIGHTS

- Office/Medical Building
- Updated ADA Compliant Restrooms
- New Carpeting & Amenities
- New Reception Area
- X-Ray Room
- Some Office Furniture & Some Exam Room Equipment Maybe Included
- 20+ Offices
- 3 Break Rooms
- 2 Conference Rooms
- Plenty of Parking
- Zoned Heat & Air
- Ideal Building for Any Professional or Medical Group



Executive Office



Large Conference Room

TOTAL SF	10,196 SF MOL
ZONING	C-2 (Restricted Commercial)
GENERAL USE	Office

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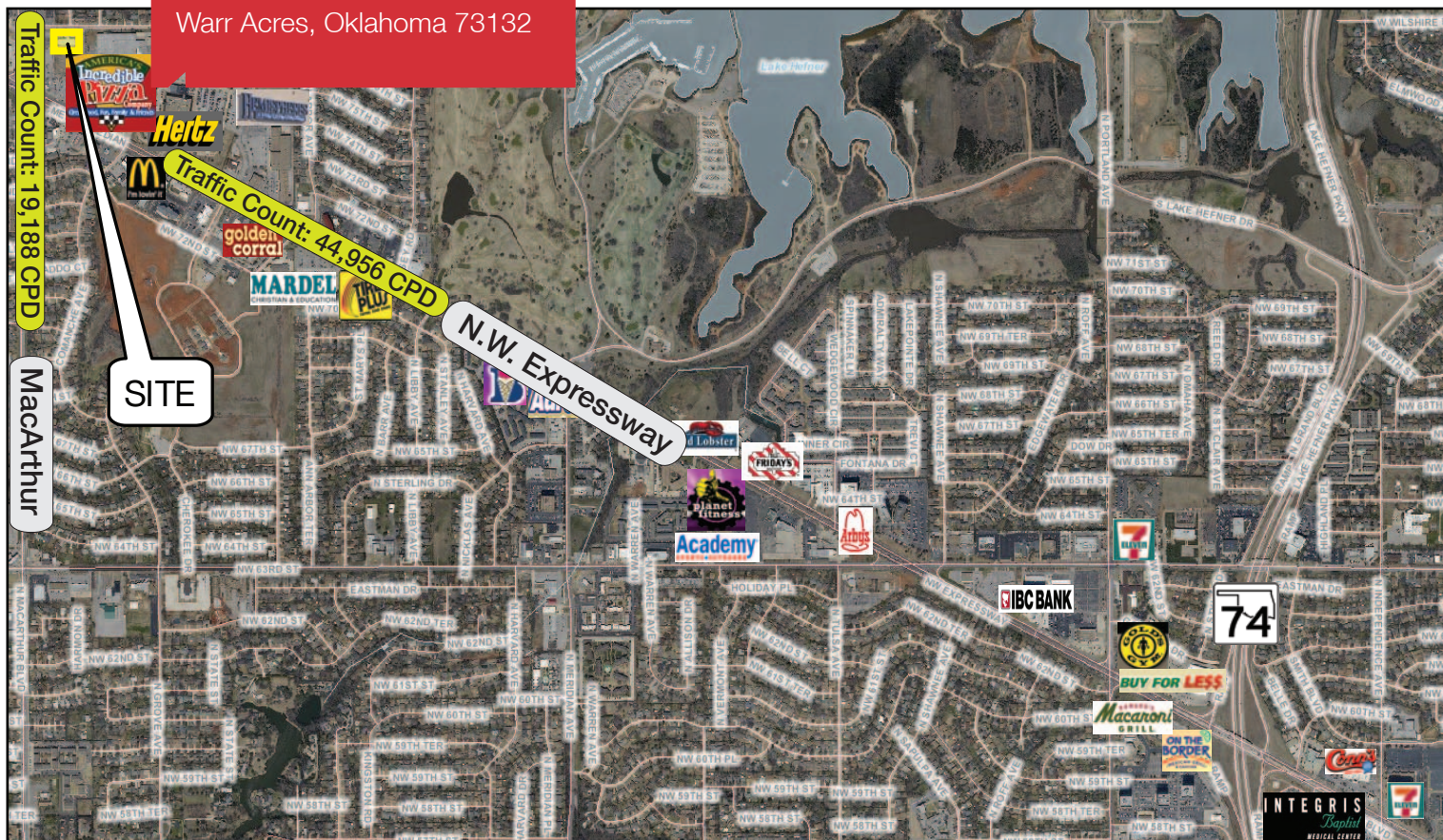
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## DEMOGRAPHICS

Population		
1 Mile: 12,070	3 Mile: 78,744	5 Mile: 217,988
Average Household Income		
1 Mile: \$46,642	3 Mile: \$51,534	5 Mile: \$49,988
Total Households		
1 Mile: 4,833	3 Mile: 33,886	5 Mile: 95,468

## LOCATION HIGHLIGHTS

- Within 4 Miles to Integris Baptist Hospital & Deaconess Hospital
- Easy Access to N.W. Expressway & All Major Highways
- Close to Lake Hefner Golf Course
- Located in Warr Acres City Limits
- Easy Access via Wilshire Boulevard from the East

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