



Western Tower 5350 S. Western

Oklahoma City, Oklahoma 73109

SUITES AVAILABLE

■ Suite 307: 1,748 SF

Ideal for Medical with Reception Area, Storage Room, Breakroom, 4 Exam Rooms with Wash Stations & Executive Corner Office

■ Suite 620: 2,365 SF

Large Office with Reception Area, Conference Room, Breakroom, 5 Offices & IT/Storage Room

PROPERTY HIGHLIGHTS

- 8 Story Office Tower
- New Ownership in May 2013
- New Interior & Exterior Renovations
- Well Maintained Property
- Beautiful Landscaping
- Covered & Surface Parking Available
- Updated Exterior Security Lighting
- Onsite Property Management & Maintenance
- Full Service Leasing
- Janitorial Service 6 Nights Per Week
- Card Key Access with 24/7 Security & Monitored Cameras
- Break Room in the Basement Equipped with Vending Machines, Microwave, Sink, Tables, TV with Cable & Complimentary WiFi
- Updated Conference Room with 10 Seat Conference Table, Mini Fridge & Keurig Coffee Machine

TOTAL SF	73,789 SF MOL
ZONING	O-1
GENERAL USE	Office
VACANT SF	4,113 SF

For more information:

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Oklahoma City, OK 73109



DEMOGRAPHICS

Population		
1 Mile: 16,241	3 Mile: 114,082	5 Mile: 211,211
Average Household Income		
1 Mile: \$31,331	3 Mile: \$33,652	5 Mile: \$38,171
Total Households		
1 Mile: 6,191	3 Mile: 41,103	5 Mile: 77,546

LOCATION HIGHLIGHTS

- 1/2 Mile South of Integris Southwest Medical Center
- 1 1/2 Mile North of I-240
- High Residential Population

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