

BAKER FIRST
COMMERCIAL REAL ESTATE



RESPONSIVE



RELIABLE



RESULTS

BROKERAGE - DEVELOPMENT -
CONSTRUCTION - PROPERTY MANAGEMENT

PENN PARK CENTER
1601 SW 89TH, SUITE E200
OKLAHOMA CITY, OK 73159

FOR SALE: \$190,000
FOR LEASE: \$12/SF NNN

FOR MORE INFORMATION CONTACT:
BEN SCHMIDT, CCIM
P. 405.947.7200
C. 405.550.5251
E. SCHMIDTB@BAKERFIRST.COM
W. WWW.BAKERFIRST.COM

PROPERTY INFORMATION:

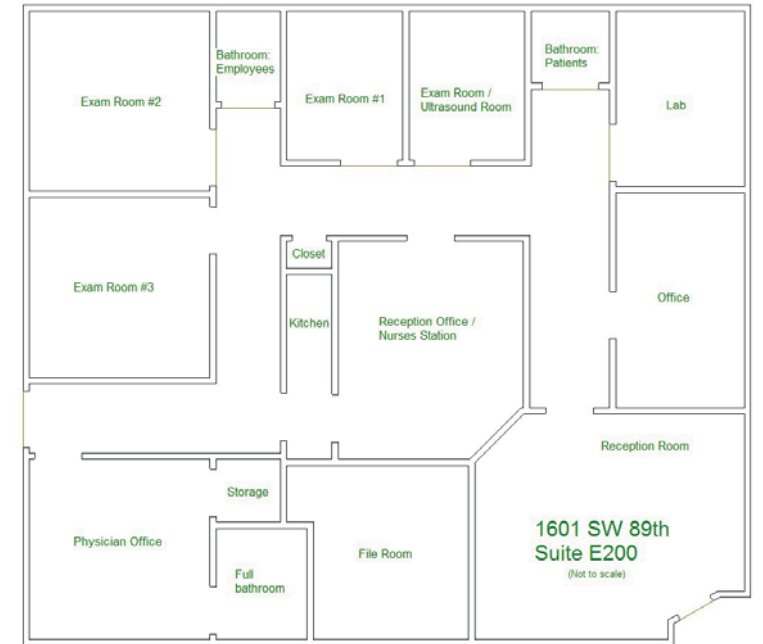
USE: OFFICE
TERMS: SALE OR LEASE
TOTAL SF: 2,000 (SUITE E 200)
VISIBILITY: GOOD
ZONED: C-3

PROPERTY HIGHLIGHTS:

- EXECUTIVE OFFICE CONDO PARK
- IDEAL LOCATION FOR A DOCTOR, LAWYER, CPA, ETC.
- FORMER MEDICAL SPACE
4 EXAM ROOMS, LAB, PHYSICIAN OFFICE AND STAFF OFFICE
- EASY ACCESS TO I-240 & I-44

DEMOGRAPHICS (CCIM): 2008

RADIUS:	POPULATION	HOUSEHOLD INCOME:
1	13,479	\$61,266
3	89,497	\$61,195
5	183,108	\$55,785



DOWNTOWN OKLAHOMA CITY, OK



20 LARGEST AREA EMPLOYERS:

1. STATE OF OKLAHOMA:	38,000
2. TINKER AIR FORCE BASE:	27,000
3. US POSTAL SERVICE:	8,700
4. INTEGRIS HEALTH:	7,000
5. OKLA. CITY PUBLIC SCHOOLS:	5,900
6. FAA AERONAUTICAL CENTER:	5,600
7. CHESAPEAKE ENERGY:	4,900
8. DEVON ENERGY:	4,600
9. CITY OF OKLA. CITY:	4,700
10. AT&T:	4,600
11. OU HEALTH SERVICES CENTER:	4,200
12. OU MEDICAL CENTER:	3,250
13. OGE ENERGY:	3,132
14. MERCY HEALTH:	2,750
15. HOBBY LOBBY STORES:	2,522
16. UPS:	2,300
17. DELL:	2,100
18. COX COMMUNICATIONS:	2,000
19. DEACONESS HOSPITAL:	1,900
20. OKLAHOMA COUNTY:	1,800

*THIS LIST WAS COMPILED BY THE ECONOMIC DEVELOPMENT DIVISION OF THE GREATER OKLAHOMA CITY CHAMBER FROM A VARIETY OF SOURCES.

