

BAKER FIRST COMMERCIAL

1000-24 SW 44TH STREET
OKLAHOMA CITY, OK 73109

FOR SALE: \$975,000

INFORMATION:

USE: OFFICE

TERMS: SALE

TOTAL SF: 4,000 - 12,000 (3 BUILDINGS)

VISIBILITY: GOOD

HIGHLIGHTS:

- 3 BUILDINGS CAN BE SOLD AS A COMPLEX OR INDIVIDUALLY
- BEAUTIFUL MEDICAL SUITES
- NEAR INTEGRIS SOUTHWEST MEDICAL CENTER
- EASY ACCESS TO MAJOR HIGHWAYS I-40, I-240, I-35 & I-44
- ADDITIONAL FINISHED SPACE AVAILABLE UPSTAIRS IN EACH SUITE

DEMOGRAPHICS

RADIUS:	POPULATION	HOUSEHOLD INCOME:
1	17,059	\$37,358
3	102,151	\$38,952
5	192,650	\$46,248

CONTACT:

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RESPONSIVE

RELIABLE

RESULTS

BROKERAGE - DEVELOPMENT -
CONSTRUCTION - PROPERTY MANAGEMENT -
INVESTMENTS

BAKER FIRST IS AT YOUR SERVICE...

- COMMERCIAL BROKERAGE SERVICES
- PROPERTY MANAGEMENT
- DESIGN/DEVELOP/BUILD
- CONSTRUCTION
- INVESTMENTS

BAKER FIRST COMMERCIAL REAL ESTATE SERVICES WAS FOUNDED IN 1987 ON THE PRINCIPALS OF **RESPONSIVENESS, RELIABILITY AND RESULTS**. TODAY, THESE CORE VALUES CONTINUE TO DRIVE EVERY DECISION WE MAKE.

PROPERTY MANAGEMENT SERVICE:

- * DETAILED ACCOUNTING
- * COMPETITIVE FEE STRUCTURE
- * RELIABLE MAINTENANCE & CONSTRUCTION
- * ENERGY AUDITING

CURRENTLY UNDER MANAGEMENT:

OFFICE: 50,000SF
SELF-STORAGE: 500,000SF
RETAIL: 250,000SF
CORPORATE FACILITIES: 100,000SF

IF YOU ARE INTERESTED IN OBTAINING MORE INFORMATION ABOUT BAKER FIRST'S PROFESSIONAL MANAGEMENT SERVICES PLEASE CONTACT:

JUDY CREWS, RPA AT
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