



Sales Price: \$560,000
 Lease Price: \$10.00/SF NNN
 NNN Charges: \$2.50/SF

2820 Linda Lane

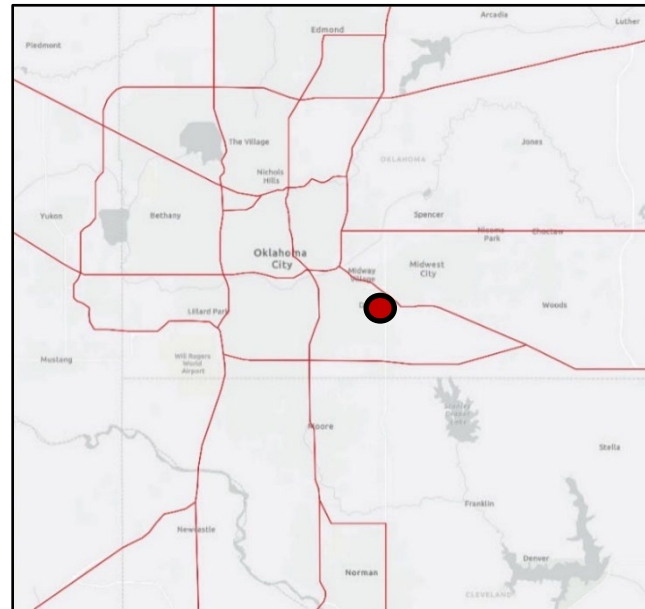
Del City, Oklahoma 73115

PROPERTY HIGHLIGHTS

- **ONE MONTH FREE RENT FOR EACH YEAR OF LEASE**
- 4-5 Offices
- Built out Reception Area/Waiting Room
- Area for Cubicles/Event Space (Big Open Room)
- 1 Kitchenette
- Conference Area/Room
- 3 Restrooms
- Signage on Linda Lane

GREEN FEATURES

- New High Efficiency HVAC System
- Beautiful Low Maintenance Garden Area in Back with Fence
- Heat Reflective Low Slope Roofing System
- Fluorescent Interior & LED Exterior Lighting
- South Side Energy Saving Deciduous Trees



SUITES AVAILABLE

- North Side: 2,039 SF
- South Side: 1,668 SF
- Can Be Combined for 4,124 Total SF

TOTAL SF	4,124 SF on 0.37 Acres MOL
BUILT	1986
ZONED	A-C (Arterial Commercial)

Matthew Pierce
 +1 405 203 3636
 matt@naisullivangroup.com

Cade Flesner
 +1 760 889 2305
 cade@naisullivangroup.com

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340
 Oklahoma City, OK 73116

www.naisullivangroup.com



LOCATION HIGHLIGHTS

- 4 minutes from Tinker AFB
- 10 minutes from I-35 & I-40 Interchange
- 10 minutes from Downtown OKC
- 20 minutes from Will Rogers World Airport



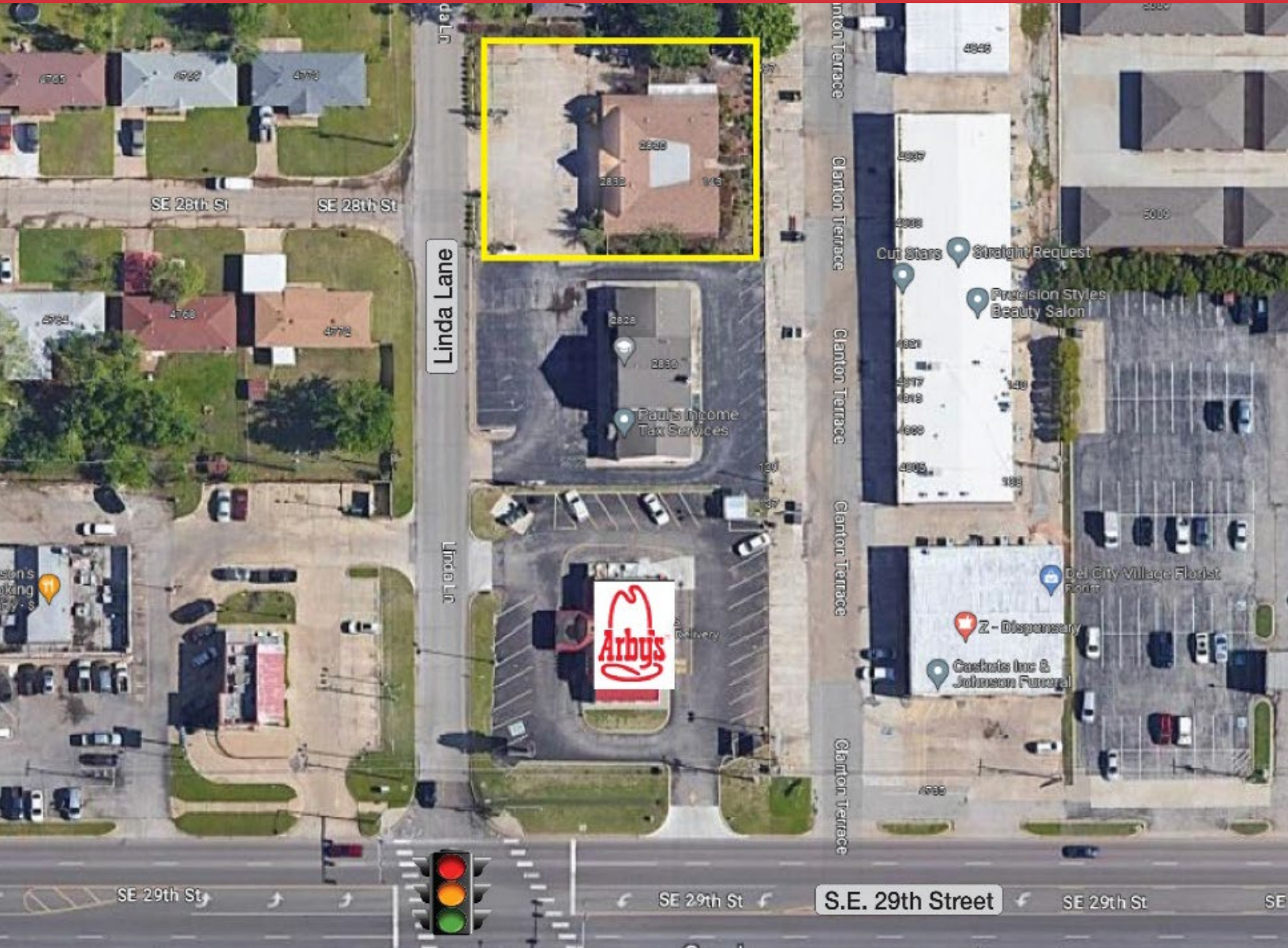
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Population	1 Mile: 11,793	3 Miles: 65,775	5 Miles: 141,212
Average Household Income	1 Mile: \$62,700	3 Miles: \$59,644	5 Miles: \$59,768
Total Households	1 Mile: 4,327	3 Miles: 25,858	5 Miles: 55,136

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