# NAI Sullivan Group

## Office Building For Sale or Lease



## 2820 Linda Lane

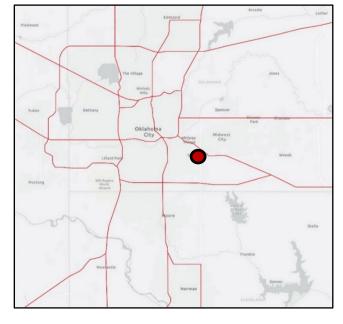
Del City, Oklahoma 73115

### **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)		

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### +1 405 840 0600 OFFICE

4045 N.W. 64<sup>th</sup> Street, Suite 340 Oklahoma City, OK 73116

#### www.naisullivangroup.com

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

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