

# NAI Sullivan Group

Office Space For  
Sub-Lease

2,476 SF

Sub-Lease Price:  
\$15.61/SF NNN



## 13301 N. Meridian Avenue, Building 100, Suite 101

Oklahoma City, Oklahoma 73120

### PROPERTY HIGHLIGHTS

- Located in Physicians Medical Park at Mercy on the West Side of North Meridian and Memorial Road, Across the Street from Mercy Hospital
- Perfect Location for a Private Practice Physician, a Dental Office or any Medical Service Provider
- The Kilpatrick Turnpike is to the North providing Easy Access to the Turnpike and all Major Highways
- 129.75' of Frontage on North Meridian Avenue
- Waiting Room with Separate Reception/Medical Personal Area
- (3) 10' x 12' Exam, Office, or Consultation Rooms
- (2) 11' x 7'-10" Exam Rooms with Sinks
- (1) 12' x 14'-6" Procedure or X-Ray Room
- 1 Private Office
- Visitor Restroom & Private Staff Restroom
- Lab
- Break Room
- 2 Supply Closets
- HOA, Taxes and Insurance is \$484.42 per month
- Sub-Lease Ends: 12-13-2020
- Sub-Lease Rates: Year 1-\$15.61/SF NNN & Year 2-\$15.92/SF NNN



TOTAL SF	5,264 SF MOL
LAND IN ACRES	0.43 MOL
ZONING	O-2; CUP-35
TAXES	\$11,156.89
BUILT	1988
SF AVAILABLE	2,476 SF

[www.naisullivangroup.com](http://www.naisullivangroup.com)

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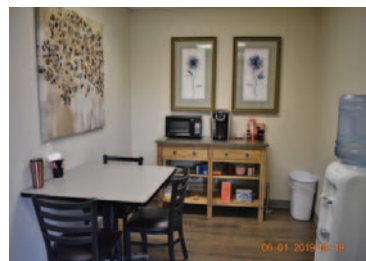
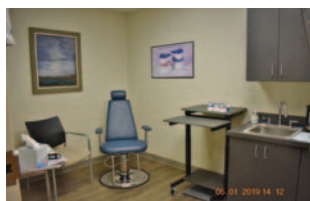
## Amanda Sullivan

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13301 N. Meridian Avenue  
Oklahoma City, OK 73120



## DEMOGRAPHICS

Population		
1 Mile: 5,419	3 Mile: 56,040	5 Mile: 163,120
Average Household Income		
1 Mile: \$72,370	3 Mile: \$69,124	5 Mile: \$65,261
Total Households		
1 Mile: 2,729	3 Mile: 25,509	5 Mile: 70,284

## LOCATION HIGHLIGHTS

- Dimensions: 129.75' x 69'
- Located in a well Established Medical Community to include Meridian Medical Center, Oklahoma Center for Orthopedic and Multi Specialty Surgery, Southwest Oklahoma MRI, Meridian Family Foot & Ankle Clinic, Thunder Diagnostic Labs, Clinical Pathology Labs and Oklahoma Christian Counseling Service
- Numerous Recently Constructed Institutional Sites within 2 miles such as Farmer's Insurance Headquarters, Paycom, ProCure Proton Therapy Complex, and many Restaurants, Apartment Complexes and Retail Strip Centers
- Upscale Residential Additions in the Area

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