

OFFICE & INDUSTRIAL - FOR LEASE

3813 - 3817 N. Santa Fe Ave, Oklahoma City, OK 73118



PROPERTY HIGHLIGHTS

- ◆ LEASE RATE: \$10-\$15 PSF/GROSS
- ◆ BUILDING SIZE: ±216,000 SF
- ◆ YEAR BUILT: 1959 - RENOVATED 2005
- ◆ OFFICE SUITES AVAILABLE STARTING AT \$350
- ◆ 2 STORIES
- ◆ 200 SF - 17,724 SF
- ◆ SHARED CONFERENCE ROOM

Office and Industrial space for lease directly off of I-235. Conveniently located at NW corner of 36th St & Santa Fe Ave, with premium highway frontage on I-235, it is 5 minutes from the Uptown, Midtown and Downtown OKC restaurant and retail activity and 5 minutes from the State Capital, and many other state agencies.

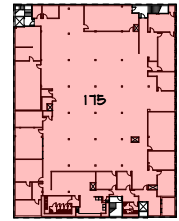
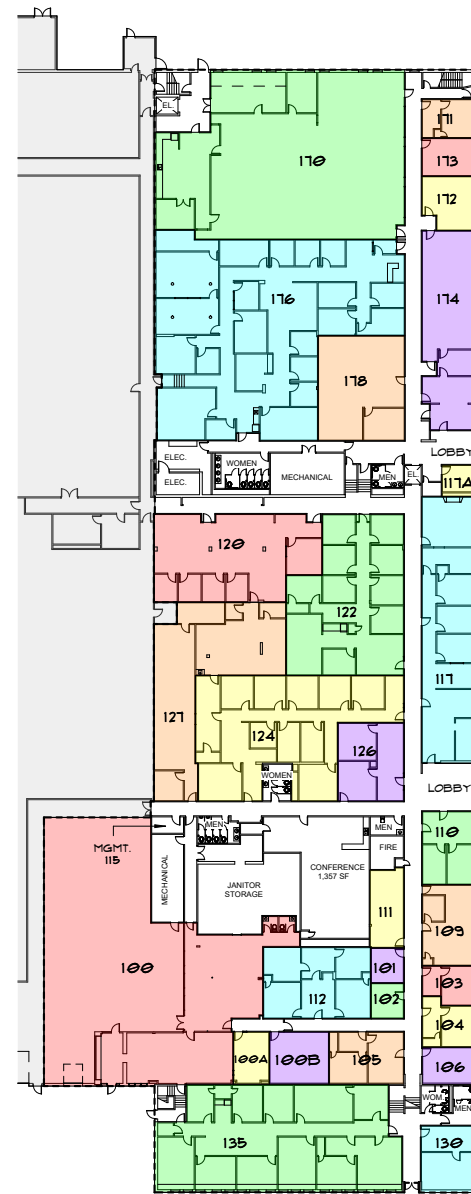
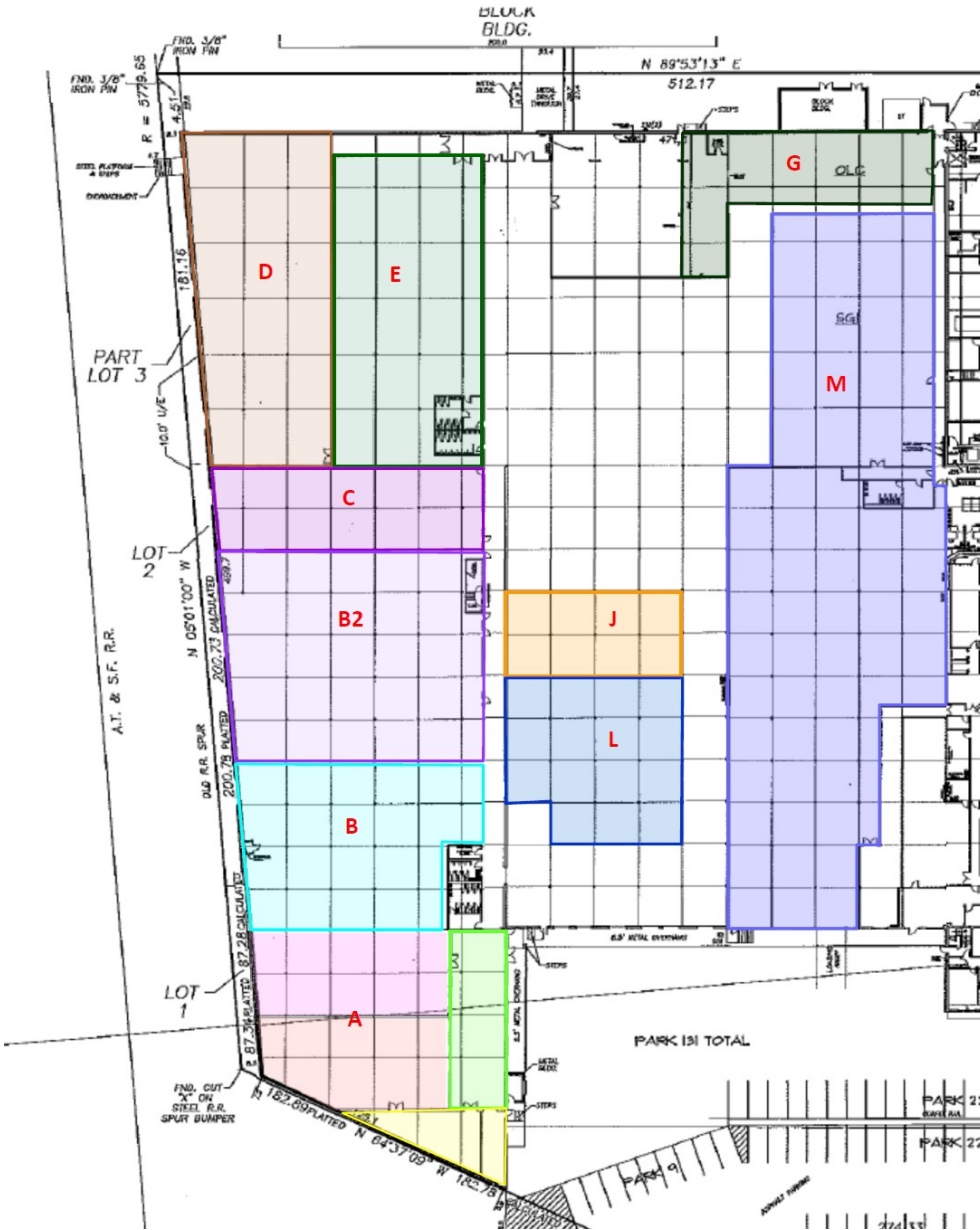
Clean building with common space recently remodeled. A variety of suites and office spaces available within the building. Ideal for small business owners, corporate uses, and charter schools.

2022 DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
TOTAL POPULATION	166,267	653,208	1,033,690
HOUSEHOLDS	72,991	266,667	406,576
AVERAGE HH INCOME	\$81,068	\$82,214	\$93,844
DAYTIME WORKERS	222,081	473,884	579,544

SITE PLAN

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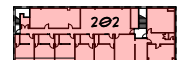


(B) Second Floor Lease Plan (North)
 1064' x 110'
 19,097 SF
 0' 5' 10' 20'

LEASE SPACE LIST:

SUITE 100	7,298.46 SF
SUITE 100A	305.31 SF
SUITE 100B	505.44 SF
SUITE 101	180.31 SF
SUITE 102	189.54 SF
SUITE 103	333.45 SF
SUITE 104	405.93 SF
SUITE 105	465.66 SF
SUITE 106	280.91 SF
SUITE 107	735.93 SF
SUITE 110	666.90 SF
SUITE 111	432.90 SF
SUITE 112	1,240.20 SF
SUITE 117	2,441.79 SF
SUITE 111A	180.31 SF
SUITE 120	1,879.64 SF
SUITE 122	2,314.03 SF
SUITE 124	2,734.62 SF
SUITE 126	837.12 SF
SUITE 127	1,999.61 SF
SUITE 130	621.21 SF
SUITE 135	3,431.32 SF
SUITE 170	6,208.02 SF
SUITE 171	355.60 SF
SUITE 172	463.32 SF
SUITE 173	347.49 SF
SUITE 174	1,756.17 SF
SUITE 175	21,202.30 SF
SUITE 176	6,591.78 SF
SUITE 178	1,470.69 SF
SUITE 202	5,408.91 SF

SUBTOTAL: 64,951 SF
 COMMON AREA: 13,229 SF (17%)
 TOTAL AREA 1ST & 2ND FLOOR: 78,180 SF



(C) Second Floor Lease Plan (South)
 1064' x 110'
 4,928 SF
 0' 5' 10' 20'

(A) First Floor Lease Plan
 1/32" = 1'-0"
 54,155 SF
 NORTH
 0' 5' 10' 20'

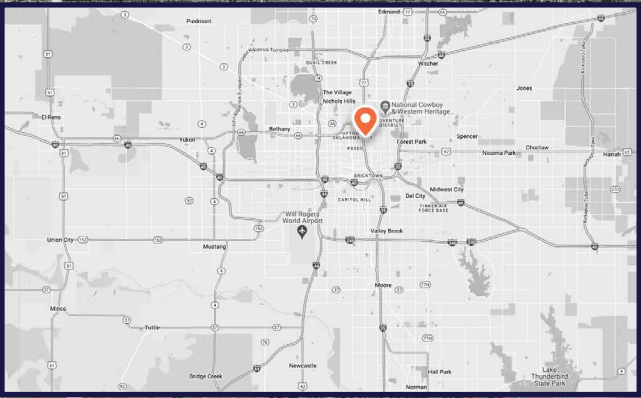
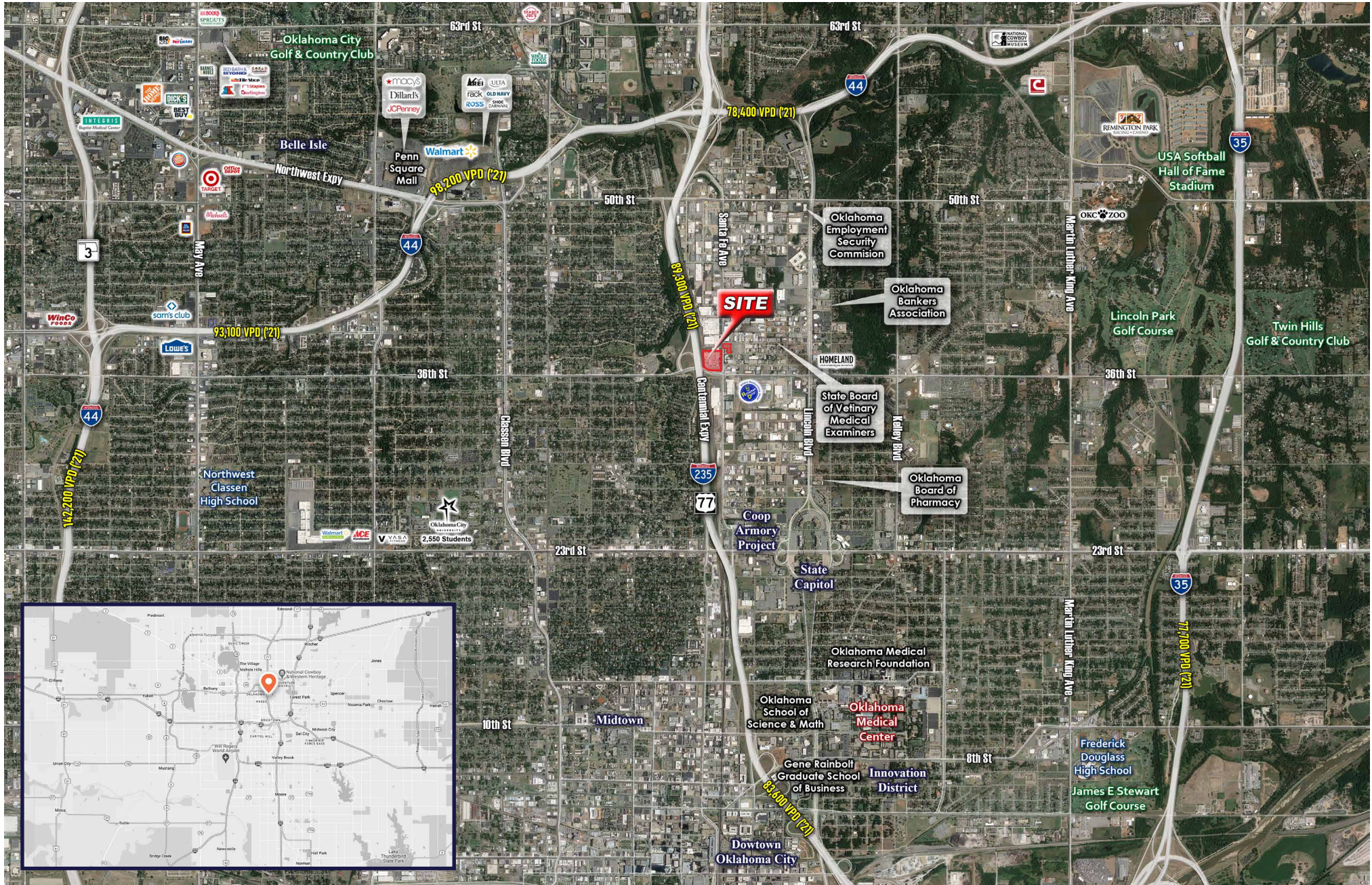
SITE AERIAL

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WIDE AERIAL

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OKLAHOMA REAL ESTATE COMMISSION

DISCLOSURE TO SELLER OR BUYER OF BROKERAGE DUTIES, RESPONSIBILITIES AND SERVICES

This notice may be part of or attached to any of the following:

- Buyer Brokerage Agreement, Listing Brokerage Agreement, Option Agreement, Sales Agreement, Exchange Agreement, Other

1. Duties and Responsibilities. A Broker who provides Brokerage Services to one or both parties shall describe and disclose in writing the Broker's duties and responsibilities prior to the party or parties signing a contract to sell, purchase, option, or exchange real estate.

A Broker shall have the following duties and responsibilities which are mandatory and may not be abrogated or waived by a Broker, whether working with one party, or working with both parties:

- A. treat all parties to the transaction with honesty and exercise reasonable skill and care;
B. unless specifically waived in writing by a party to the transaction:
1) receive all written offer and counteroffers;
2) reduce offers or counteroffers to a written form upon request of any party to a transaction; and
3) present timely all written offers and counteroffers.
C. inform, in writing, the party for whom the Broker is providing Brokerage Services when an offer is made that the party will be expected to pay certain closing costs, Brokerage Service costs and the approximate amount of the costs;
D. keep the party for whom the Broker is providing Brokerage Services informed regarding the transaction;
E. timely account for all money and property received by the Broker;
F. keep confidential information received from a party or prospective party confidential.
G. disclose information pertaining to the Property as required by Residential Property Condition Disclosure Act;
H. comply with all requirements of the Oklahoma Real Estate Code and all applicable statutes and rules;
I. when working with one party or both parties to a transaction, the duties and responsibilities set forth in this section shall remain in place for both parties.

2. Brokerage Services provided to both parties to the transaction. The Oklahoma broker relationships law (Title 59, Oklahoma Statutes, Section 858-351 – 858-363) allows a real estate Firm to provide brokerage services to both parties to the transaction.

3. Broker providing fewer services. If a Broker intends to provide fewer Brokerage Services than those required to complete a transaction, the Broker shall provide written disclosure to the party for whom the Broker is providing services.

4. Confirmation of disclosure of duties and responsibilities. The duties and responsibilities disclosed by the Broker shall be confirmed in writing by each party in a separate provision, incorporated in or attached to the contract to purchase, option or exchange real estate.

I understand and acknowledge that I have received this notice on _____ day of _____, 20_____.

(Print Name) _____ (Signature) _____

(Print Name) _____ (Signature) _____