

S Douglas Blvd

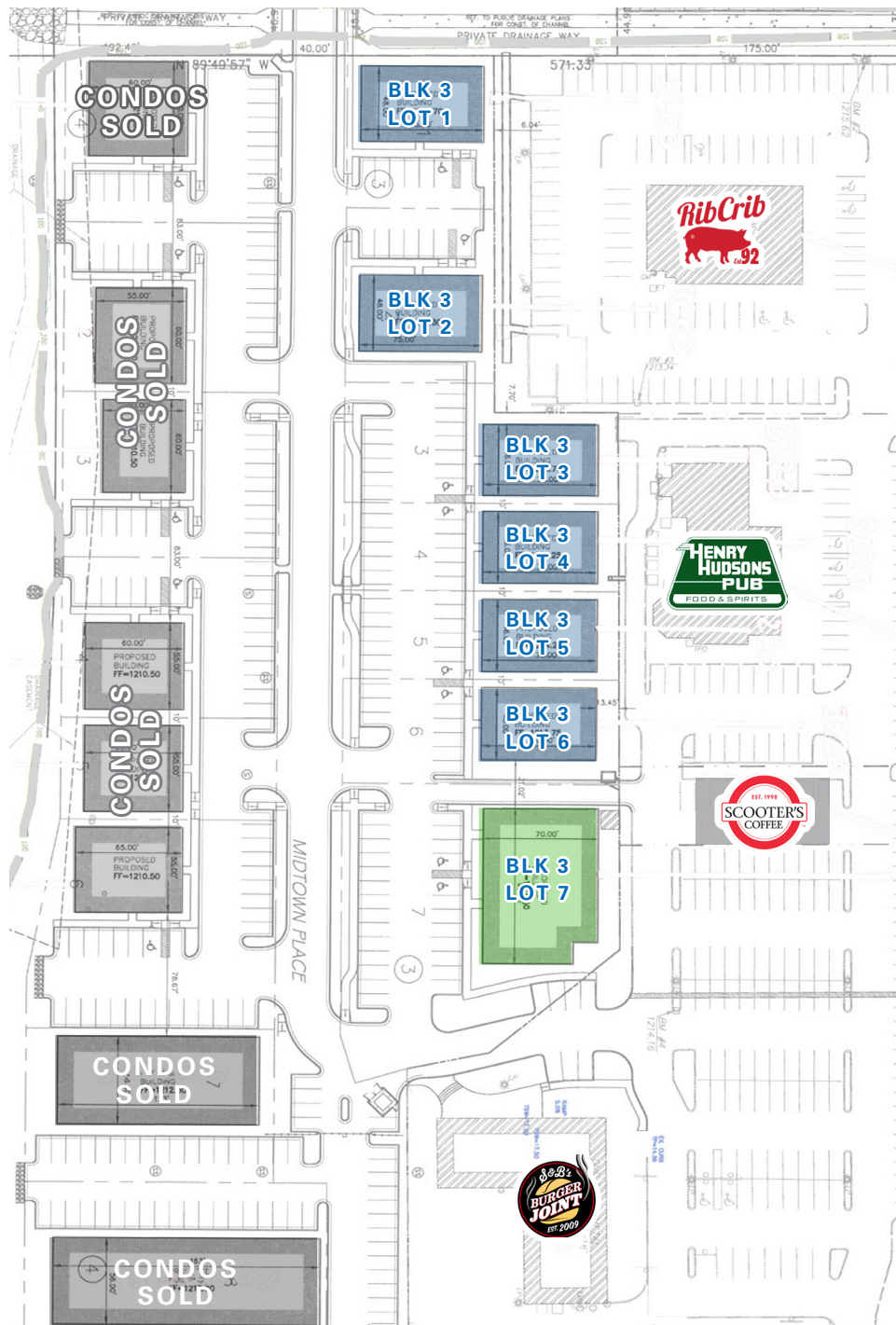
MIDTOWN OFFICE PARK PHASE II | FOR SALE OR BUILD-TO-SUIT

SWC S DOUGLAS BLVD AND SE 15TH ST, MIDWEST CITY, OK 73130

BRAD RICE
brice@newmarkrp.com
C: 918.269.8586

JAY COHLMIA
jcohlmia@newmarkrp.com
C: 405.620.1935

NEWMARK
ROBINSON PARK



CONTACTS

BRAD RICE, OFFICE
 brice@newmarkrp.com
 C: 918.269.8586

JAY COHLMIA, RETAIL
 jcohlmia@newmarkrp.com
 C: 405.620.1935

SITE PLAN

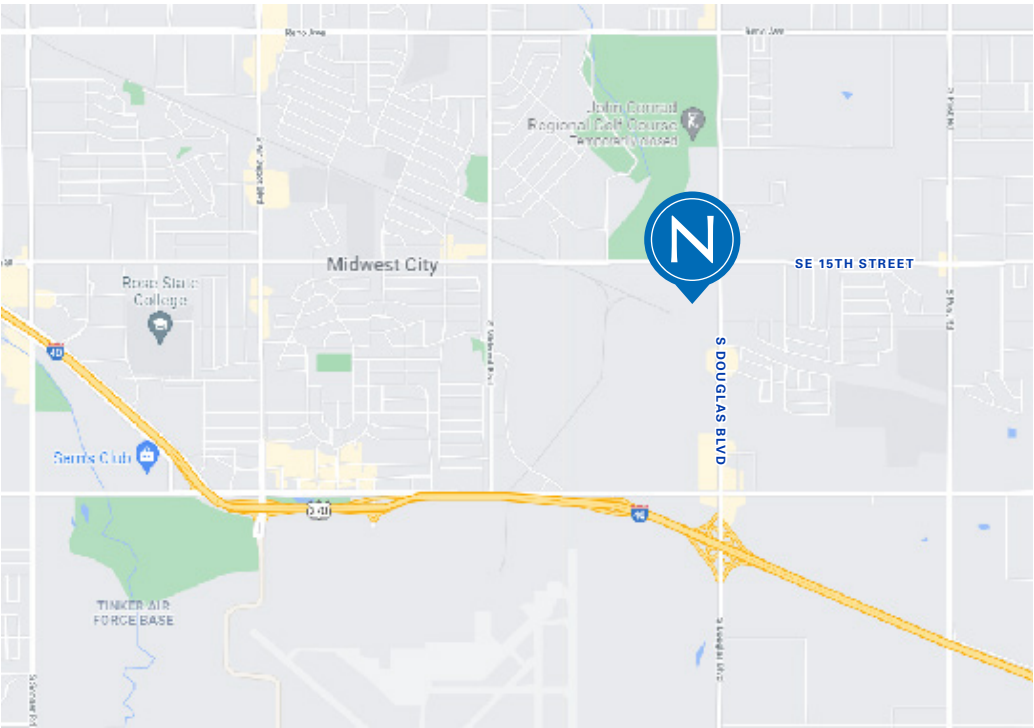
LOT	USE	SIZE	PRICE
Blk 3 Lot 1	Office	3,600 SF	\$235,000
Blk 3 Lot 2	Office	3,600 SF	\$245,000
Blk 3 Lot 3	Office	3,220 SF	\$225,000
Blk 3 Lot 4	Office	3,220 SF	\$225,000
Blk 3 Lot 5	Office	3,220 SF	\$225,000
Blk 3 Lot 6	Office	3,220 SF	\$265,000
Blk 3 Lot 7	Restaurant	6,930 SF	\$575,000

PROPERTY OVERVIEW

Pad sites now available for sale or build-to-suit in Phase II of Midtown Office Park. Midtown Office Park is located at the Southwest Corner of the highly traveled intersection of Douglas Boulevard and SE 15th Street in Midwest City. Restaurants, banks, gas station and access to I-40 are all within 1 mile of the office park. Phase I was recently completed and fully activated with a mixed-use general office and medical office users.

Streets are in place for Phase II, and development is ready to move forward with new construction. Ample parking is designed into Phase II with access off of 15th and off of Douglas.

These pad sites are marked with the approximate building size that could be built on an individual lot, or combine lots for a larger building footprint as the site plan can be revised if needed for such a situation.



AMENITIES, NEARBY FEATURES, ETC.



Planned
Ample Parking



Build-to-suit
Opportunity



Banks
Within 1 Mile



Dining
Within 1 Mile



Gas Stations
Within 1 Mile

PROPERTY HIGHLIGHTS

Ample parking designed into Phase II

Build-to-suit opportunity

Close proximity to Interstate 40

TRAFFIC COUNTS

S Douglas Boulevard	24,106 AADT
----------------------------	-------------

SE 15th Street	16,105 AADT
-----------------------	-------------

**Association of Central Oklahoma Governments*