

# Office Property Investment

**JerryHocker**  
AND ASSOCIATES  
Commercial / Industrial Brokerage

O-225



## Property Information

**Free Standing Office  
Building**

**Building 8355'**

**N.O.I. \$67,664**

**Price: \$835,000**

## Features:

**100% Occupied—Long Term Tenants**

**Below Market Rents—Annual Rent Increases**

**CAP Rate: 8%**

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**Jerry Hocker & Associates**  
**4323 N Classen, Suite 100,**  
**Oklahoma City, OK 73118**  
**405-840-4545**



## Property Information For Sale

**Price: \$835,000.00**

**Square Footage: 8,355 sq ft**

**Zoning: O-2**

**HVAC: 7 Units Roof Mounted  
4 Replaced in last 3 Years**

**Features:**    **Built: 1981**        **Masonry Construction**  
                  **New Roof: 2022**    **Concrete Parking**

**Area:**    **Easy access to Interstate 40 & Interstate 44**  
                  **Major Thoroughfare**



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