

EXECUTIVE SUMMARY

DEL VIEW BUILDING

3036 Del View Drive, Del City, OK 73115



OFFERING SUMMARY

Available SF:	5,000 SF
Lease Rate:	\$2.16 SF/yr (MG)
Lot Size:	1.4 Acres
Year Built:	1967
Building Size:	15,000 SF
Zoning:	Retail
Market:	Oklahoma City
Submarket:	Del City

PROPERTY OVERVIEW

Can be leased altogether or divisible by 5,000sf

PROPERTY HIGHLIGHTS

- Close proximity to Tinker Air Force Base
- 1 acre of parking and outdoor space
- Individually metered units
- Easy access from SE 29th Street
- Steel and masonry construction



ADEPT Commercial Real Estate, LLC
120 E Sheridan, Suite 105E
Oklahoma City, OK 73104

Andrew Hwang, Esq
734.223.6284
Andrew@adeptcre.com

AVAILABLE SPACES

DEL VIEW BUILDING

3036 Del View Drive, Del City, OK 73115

LEASE TYPE | MG

TOTAL SPACE | 5,000 SF

LEASE TERM | 36 months

LEASE RATE | \$2.16 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3034	Available	5,000 SF	Modified Gross	\$2.16 SF/yr	-
3036	Available	5,000 SF	Modified Gross	\$2.16 SF/yr	-
3040	Available	5,000 SF	Modified Gross	\$2.16 SF/yr	-



ADEPT Commercial Real Estate, LLC
120 E Sheridan, Suite 105E
Oklahoma City, OK 73104

Andrew Hwang, Esq
734.223.6284
Andrew@adeptcre.com

ADDITIONAL PHOTOS

DEL VIEW BUILDING

3036 Del View Drive, Del City, OK 73115

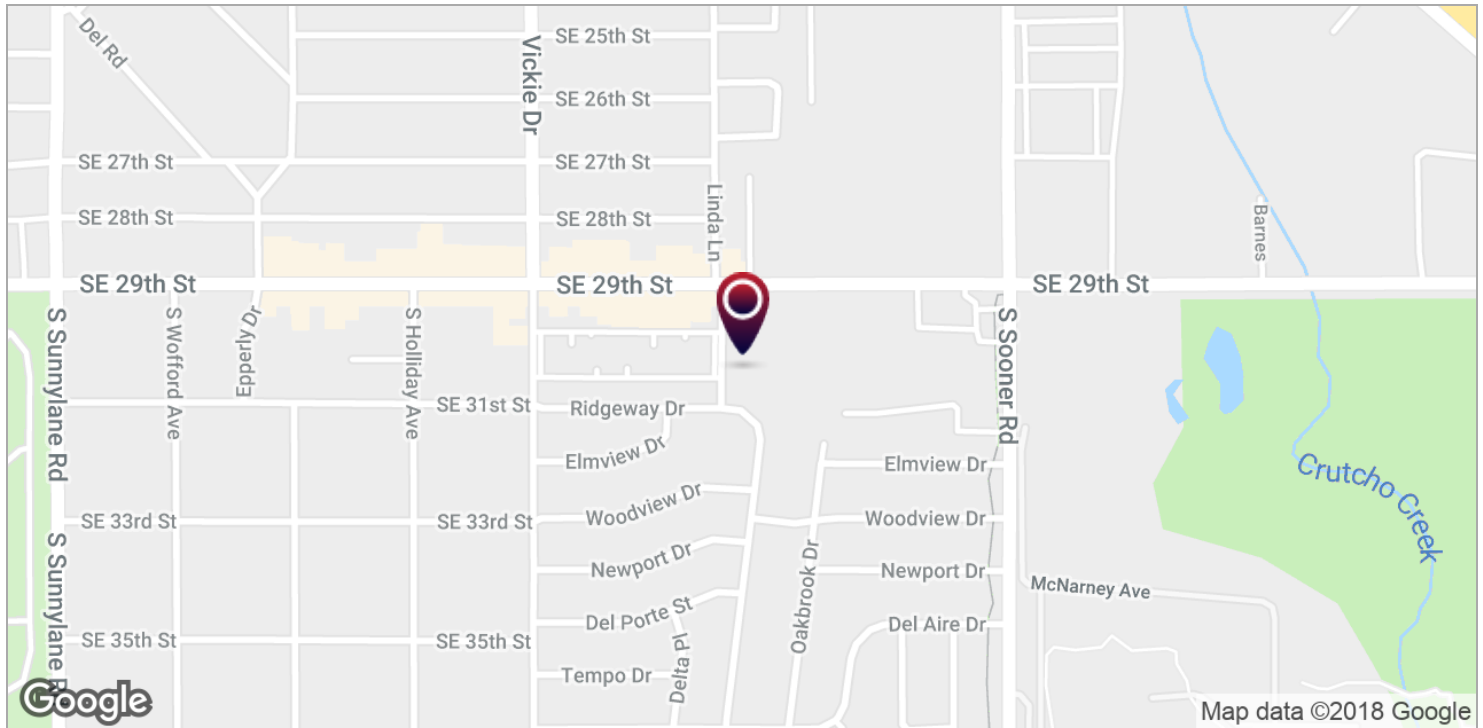


ADEPT Commercial Real Estate, LLC
120 E Sheridan, Suite 105E
Oklahoma City, OK 73104

Andrew Hwang, Esq
734.223.6284
Andrew@adeptcre.com

DEL VIEW BUILDING

3036 Del View Drive, Del City, OK 73115

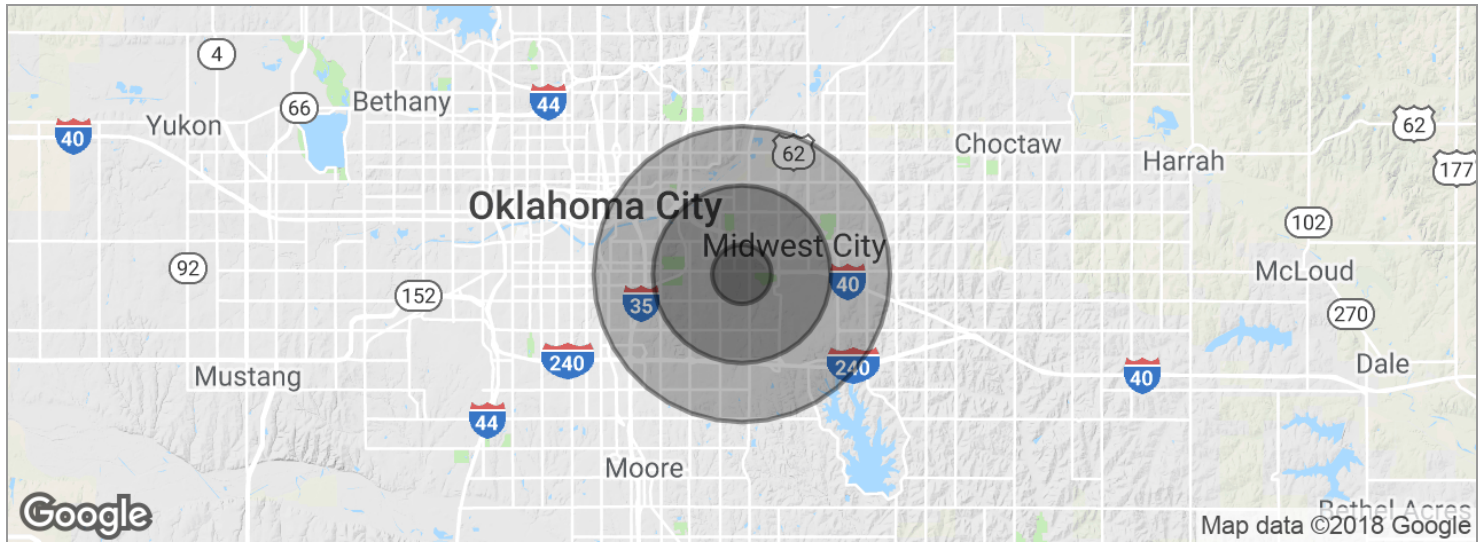


ADEPT Commercial Real Estate, LLC
120 E Sheridan, Suite 105E
Oklahoma City, OK 73104

Andrew Hwang, Esq
734.223.6284
Andrew@adeptcre.com

DEL VIEW BUILDING

3036 Del View Drive, Del City, OK 73115



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,139	61,795	122,903
Median age	34.0	32.3	32.4
Median age (Male)	32.8	30.8	31.5
Median age (Female)	35.3	33.6	33.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,652	24,216	47,759
# of persons per HH	2.5	2.6	2.6
Average HH income	\$47,211	\$48,826	\$46,992
Average house value	\$71,188	\$80,953	\$91,449

* Demographic data derived from 2010 US Census



ADEPT Commercial Real Estate, LLC
120 E Sheridan, Suite 105E
Oklahoma City, OK 73104

Andrew Hwang, Esq
734.223.6284
Andrew@adeptcre.com

DEL VIEW BUILDING

3036 Del View Drive, Del City, OK 73115

ANDREW HWANG, ESQ

Partner



120 E Sheridan, Suite 105E
Oklahoma City, OK 73104
T 734.223.6284
Andrew@adeptcre.com
OK #170740

PROFESSIONAL BACKGROUND

Andrew Hwang serves as the Co-Founder and Managing Partner for ADEPT Commercial Real Estate and is an Of Counsel Real Estate Attorney with Riggs, Abney, Neal, Turpen, Orbison & Lewis. Prior to co-founding ADEPT, he was an Advisor for SVN Land Run and a recipient of the SVN Achiever Award. Andrew is a real estate professional with nine years of experience in commercial real estate investments, brokerage, and development. He is married to his wife, Sophia, and together, they have two young boys named Andrew Jr. and Ezekiel.

Recent Transactions:

IronGate Industrial Park (6 properties) - \$2.5M
Automobile Alley Portfolio (3 properties) - \$2.89M
NE 7th & Oklahoma - \$1.58M
Retail Portfolio in Del City, OK (11 properties) - \$2.3M
Individual Assurance Company Portfolio - \$3M
FLC Acquisitions (3 properties) - \$4M
8th Street Market - \$1.2M
Black Mesa Brewing Company - \$750k
UKC Portfolio (3 properties) - \$1.05M
Medical Building Portfolio (RMO & ComFoCare) - \$1.55M
Timberbrooke Professional Center (5 properties)- \$2.4M
Plaza Garage - \$1.225M
1720 National Development - \$2.5M
TEEM Building - \$780k
Native Land Apartments - \$700k
Emerson South High School Lease

EDUCATION

University of Michigan-Ann Arbor - BA Economics
University of Oklahoma College of Law - Juris Doctor

MEMBERSHIPS & AFFILIATIONS

Oklahoma Bar Association
Urban Land Institute
Commercial Real Estate Council
International Council of Shopping Centers
Leadership OKC Class XXXVI - Alumni
University of Michigan-OKC Alumni Association - President
University of Michigan-OKC Scholarship Endowment - Trustee
The Mentoring Project - Mentor
The Awesome Foundation - Trustee
Frontline Church - Finance Committee
Brownstones HOA - Board Member



ADEPT Commercial Real Estate, LLC
120 E Sheridan, Suite 105E
Oklahoma City, OK 73104

Andrew Hwang, Esq
734.223.6284
Andrew@adeptcre.com