

**FOR LEASE**

**\$7,200/MO**

2033 Heritage Park Drive, Oklahoma City



Presented by

**George W. Huffman**

CEO | Managing Broker

M: 405-409-4400

O: 405-752-2525

george@iwpok.com

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

## Executive Summary

Position your business in one of northwest Oklahoma City's most sought-after commercial corridors. Located just off NW 122nd Street and N Pennsylvania Avenue, this 5,300-square-foot stand-alone office building offers exceptional visibility, accessibility, and flexibility for a wide range of professional and commercial users.

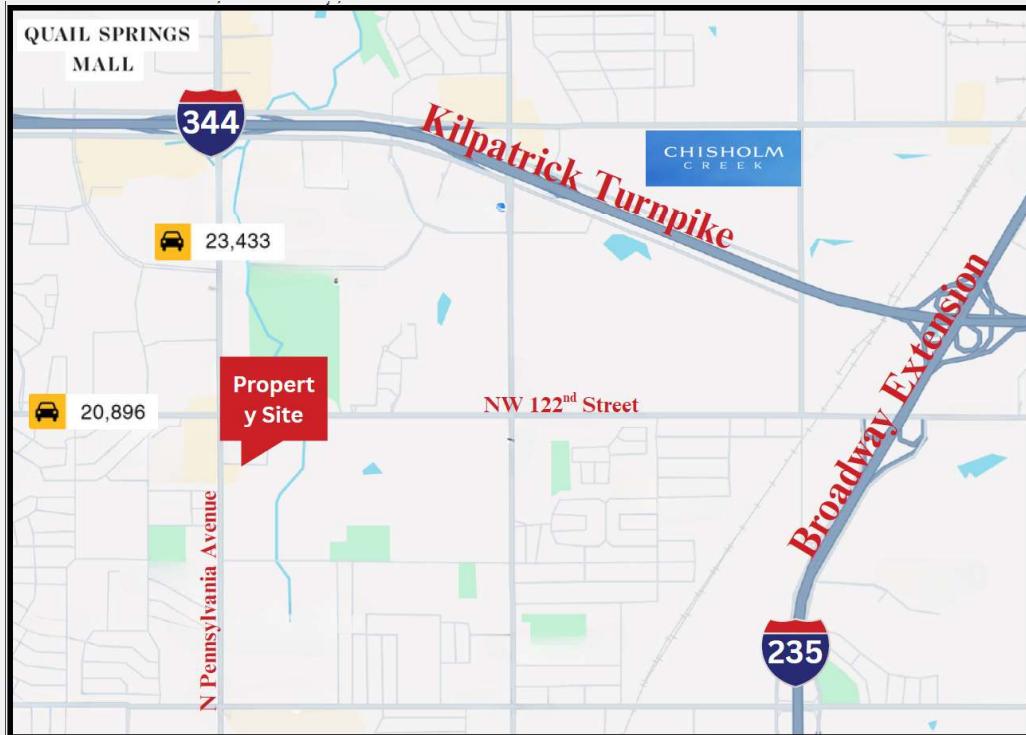
The property has undergone an extensive recent renovation, delivering a modern, professional environment that is move-in ready, while still allowing tenants the opportunity to tailor the space to their specific operational needs. Previously used as a test laboratory, the building features multiple rooms with in-floor plumbing, making it especially well-suited for medical, research, childcare, or specialty uses. The space can also be easily adapted into a more traditional office layout if desired.

Zoned O-2, the property permits a broad range of uses including administrative and professional offices, medical and wellness services, childcare facilities, research and testing operations, and more.

A standout feature of this property is the 45 on-site parking spaces, providing abundant parking — a rare advantage in this sub-market — along with excellent curb appeal and a stand-alone presence ideal for branding and client-facing operations.

With quick access to the Kilpatrick Turnpike and Broadway Extension, the location offers convenient connectivity for employees, clients, and visitors, while benefiting from the strong surrounding business and residential growth in northwest Oklahoma City.

This is a unique opportunity to lease a flexible, high-quality stand-alone building in a prime location with immediate availability.



# Heritage Park

2033 Heritage Park Drive, Oklahoma City, OK 73120

**1982**

Year Built

---

**2025**

Renovations

---

**5,300**

Square Feet

---

**0.46**

Acres

---

**O-2**

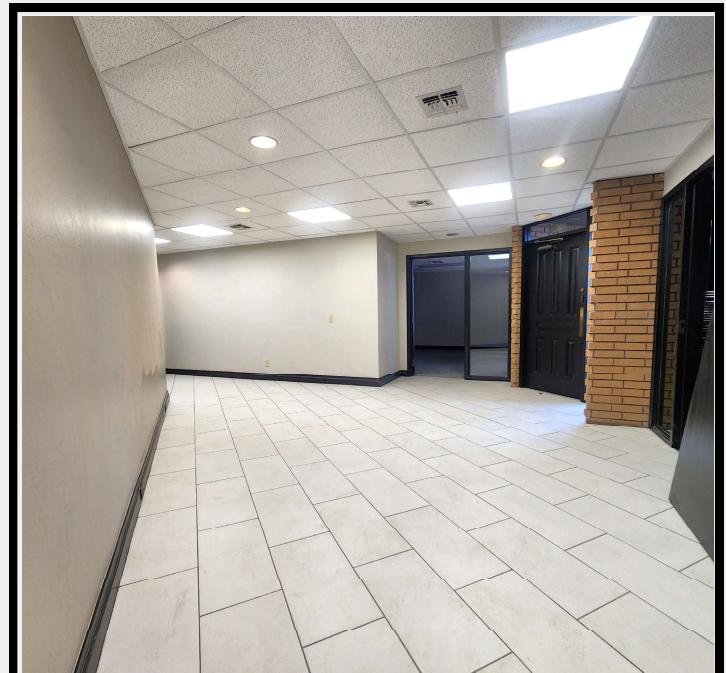
Zoning

---

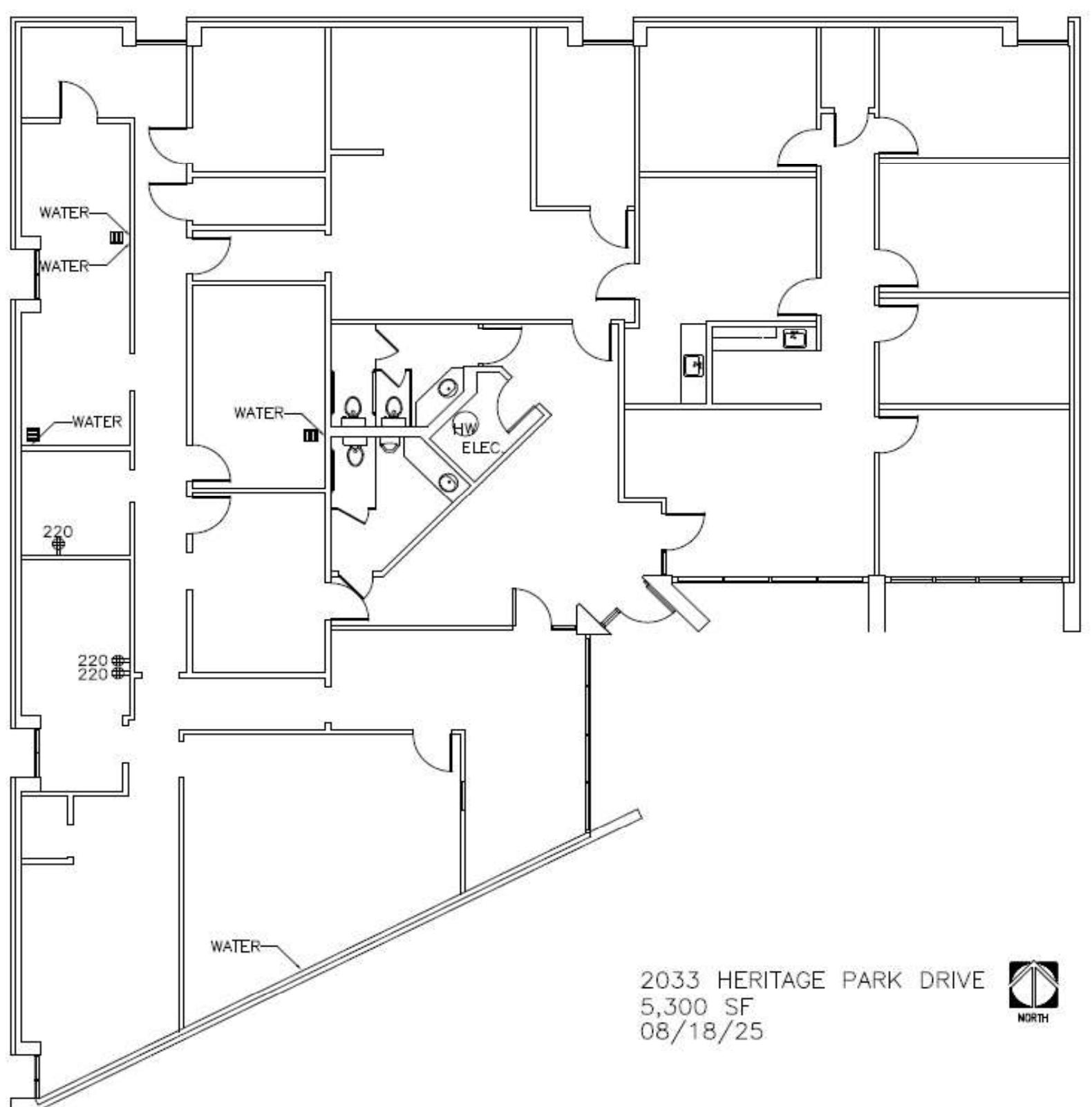
**45**

Parking Spaces

---



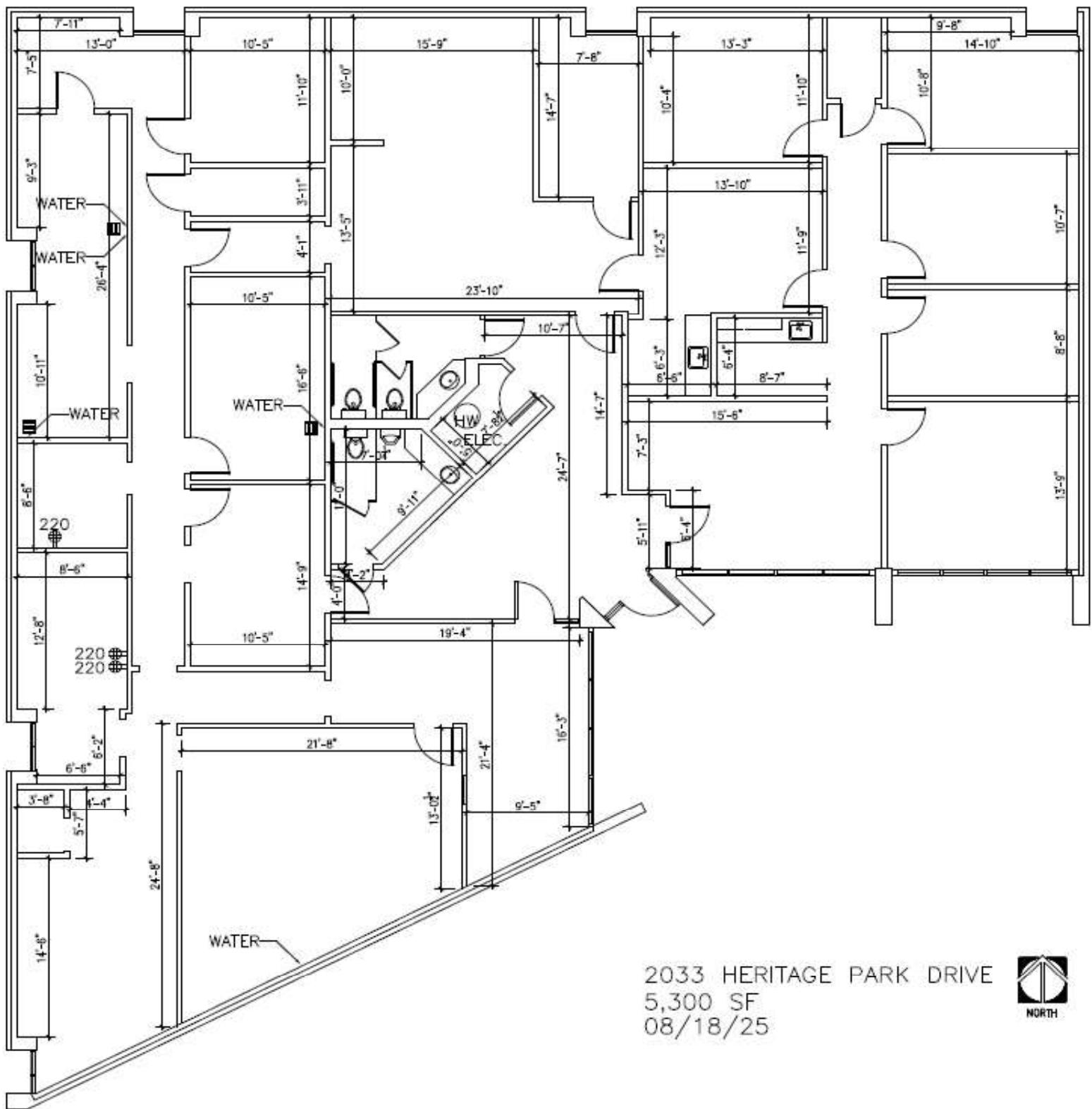
# Floor Plan



2033 HERITAGE PARK DRIVE  
5,300 SF  
08/18/25



# Floor Plan



2033 HERITAGE PARK DRIVE  
5,300 SF  
08/18/25



# Property Highlights

- **Updates:** Many updates include flooring, bathroom updates, electrical, plumbing, foam insulation, doors, paint, and more.
- **Building Size:** 5,300 SF
- **Land Area:** 0.46 acres
- **Zoning:** O-2 (permits medical, general office, childcare, research, and more)
- **Parking:** 45 on-site spaces
- **Building Type:** Stand-alone office building
- **Condition:** Recently renovated with flexible build-out potential
- **Location:** High-traffic area near NW 122nd Street & N Pennsylvania Avenue with excellent highway access
- **Lease Rate:** \$7,200/Month
- **Availability:** Immediate

**INTERWEST  
REALTY**

7501 Broadway Extension  
Oklahoma City, Oklahoma 73116

Presented By:

**George W. Huffman**

CEO | Managing Broker M:

405-409-4400

O: 405-752-2525

[george@iwpok.com](mailto:george@iwpok.com)

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