

Office Space | For Lease

3812 N Santa Fe Ave | Oklahoma City, OK 73118

WIGGIN
PROPERTIES, LLC



NE Aerial View

Property Features

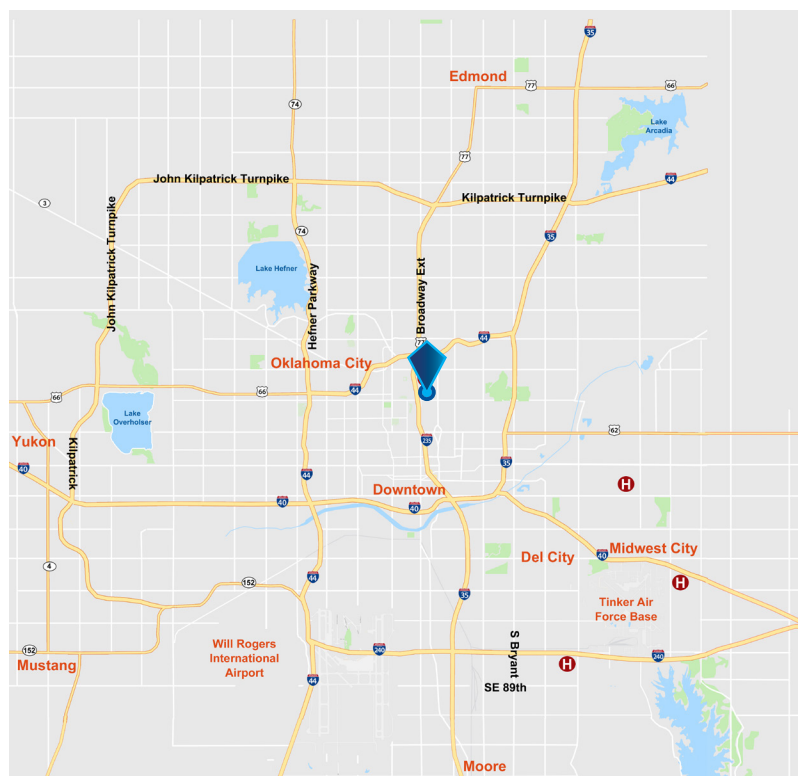
- \$1MM+ Renovation Completed July 2025
- Building Signage Opportunities Available
- Ample Parking, Covered Parking Available
- Close proximity to State Capitol, OU Health and I-235
- Ability to utilize current layout or redesign
- Downtown skyline views
- Less than 10 minute drive from amenities, restaurants, Classen Curve, and more

Available Space

2nd Floor: 13,873 sf | 3rd Floor: 11,170 sf

Pricing

\$22/sf FS



Ian Sioux

Advisor

405.659.6782

iansioux@wiginprop.com

Nick Bentley

Advisor

405.408.5428

nbentley@wiginprop.com

Year	1 Mile	3 Miles	5 Miles
Population	6,649	74,220	163,704
Avg HH Income	\$112,477	\$103,638	\$98,857
Households	3,501	34,838	72,596

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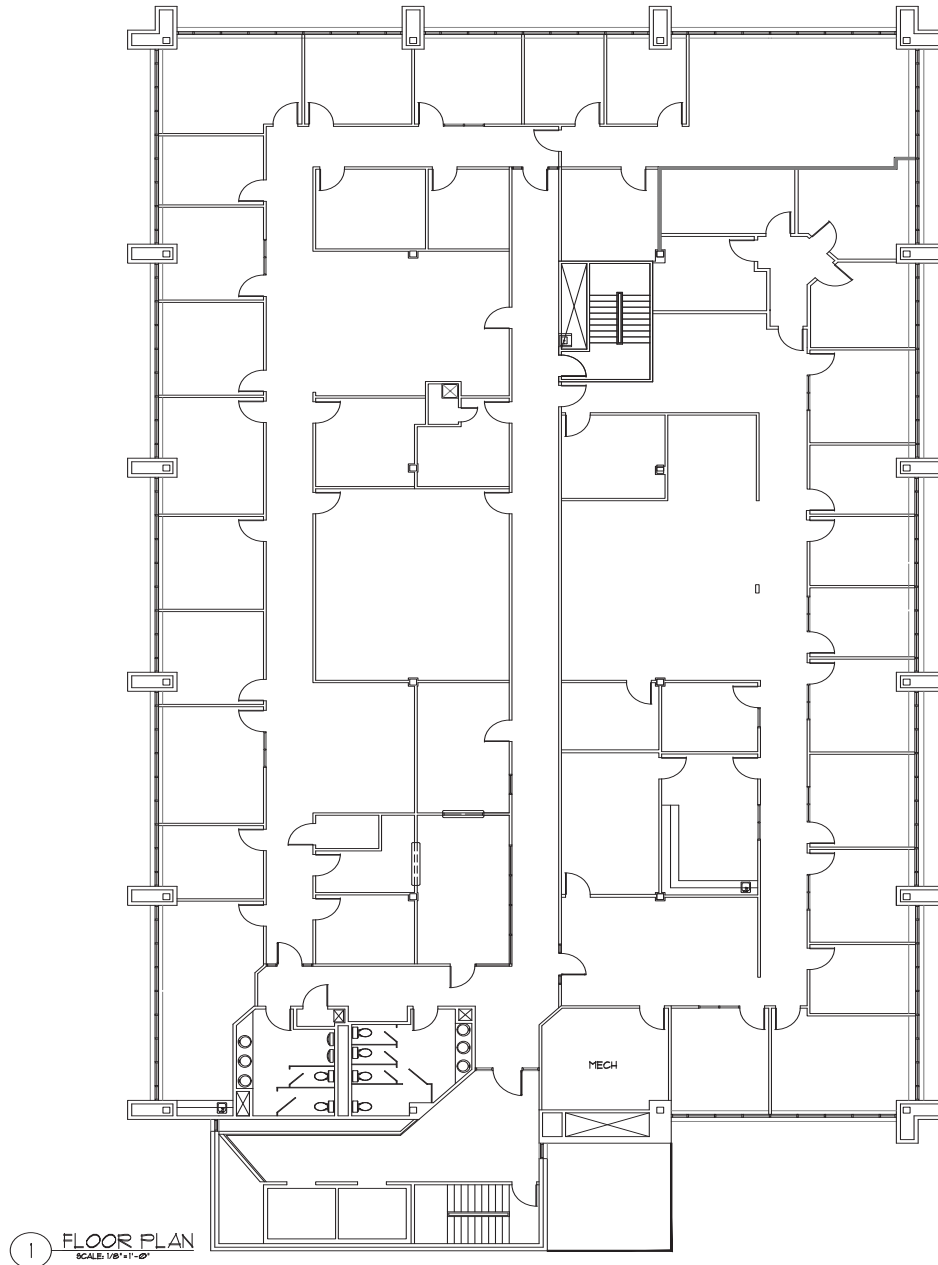
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2nd Floor



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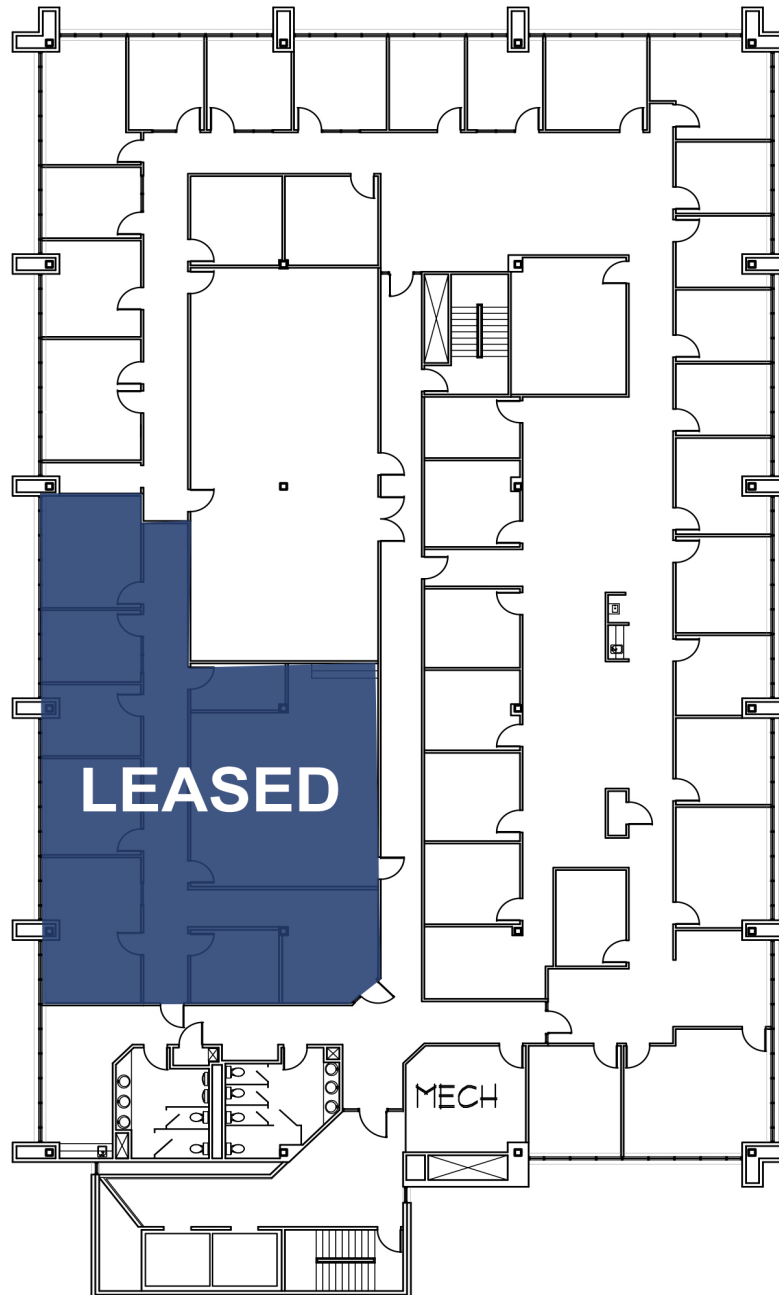
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3rd Floor



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