

PRICE EDWARDS AND CO.

FOR
LEASE

301 NORTHWEST 36TH STREET

OKLAHOMA CITY, OK 73118



IAN SELF

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Lease Rate

\$24.00 SF/yr (NNN)

301 NORTHWEST 36TH STREET

OKLAHOMA CITY, OK 73118



PROPERTY DESCRIPTION

This mid-century gem presents a rare opportunity for tenants seeking to create a fully customized environment in one of OKC's most promising infill locations. With great bones and a unique architectural design, this $\pm 6,974$ SF standalone building is a blank canvas for medical, creative office, boutique wellness, or professional services. Positioned just off NW 36th and I-235, the property boasts tremendous visibility and ease of access. It's surrounded by affluent, established neighborhoods like Edgemere Park and Crown Heights, with new residential development underway nearby at the Lexford Park development.

PROPERTY HIGHLIGHTS

- Vaulted lobby with natural light and striking roofline
- Dedicated workrooms that can serve as breakouts, studios, or additional offices
- Kitchen and restrooms in place, with options for renovations
- Outdoor space ideal for patios or gathering areas
- Quiet creekside boundary for natural privacy

OFFERING SUMMARY

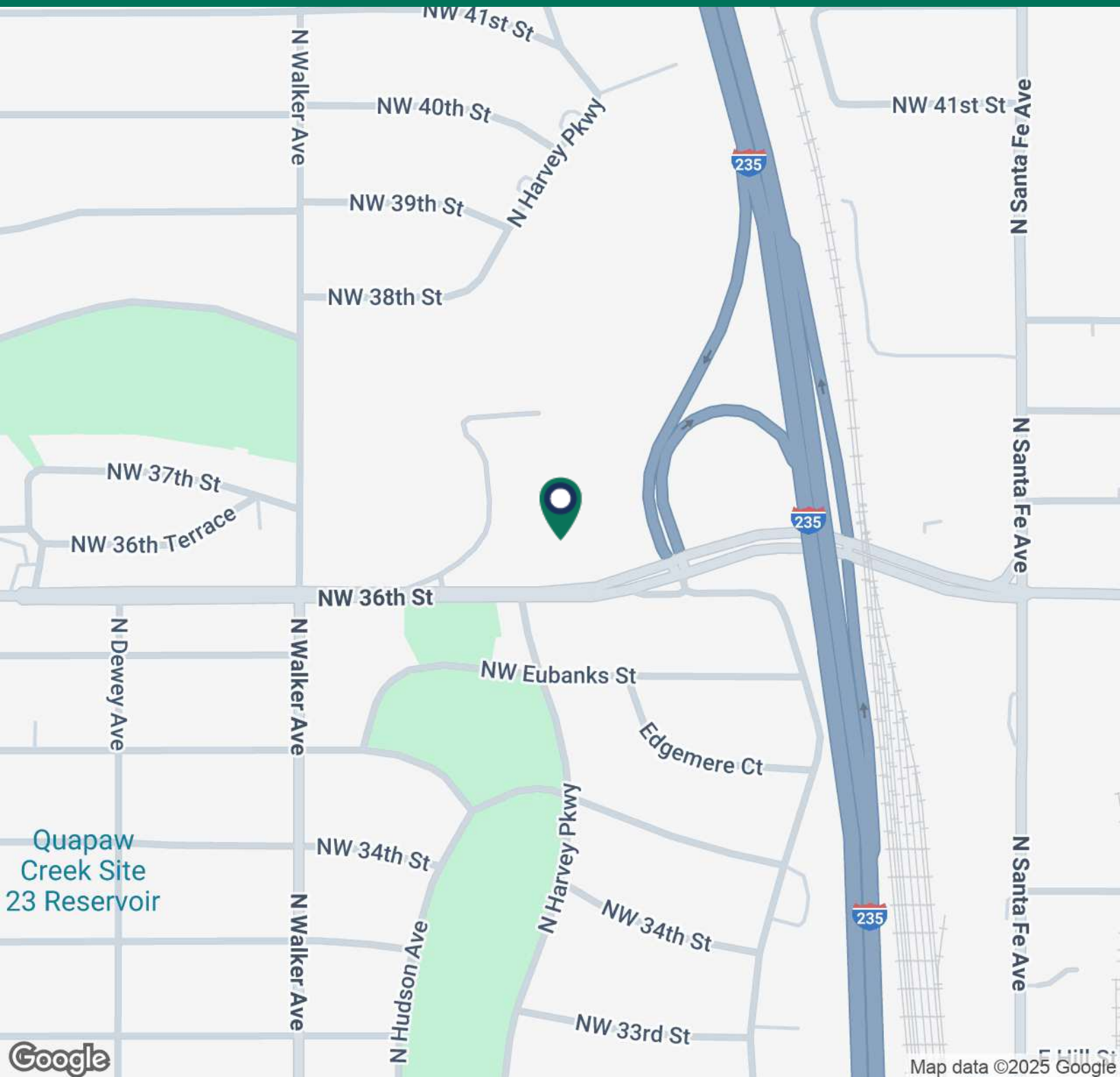
Lease Rate:	\$24.00 SF/YR (NNN)
Available SF:	6,974 SF
Lot Size:	1.9 Acres
Building Size:	6,974 SF

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