

**EDGEWATER OFFICE PARK  
3801 N.W. 63<sup>RD</sup> STREET,  
BUILDINGS 2 & 3  
OKLAHOMA CITY, OK 73116**

Office Space For Lease

\$10.00-\$13.00/RSF/YR Full Service

Suite 132: Salon Space: 2,954 SF MOL @ \$13.00/RSF  
with Equipment

Suite 227: 532 RSF

Suite 229: 1,580 RSF

Suite 238: 346 RSF

**REED**

**COMMERCIAL  
REAL ESTATE**



**NAIRED**

**405.840.0600**

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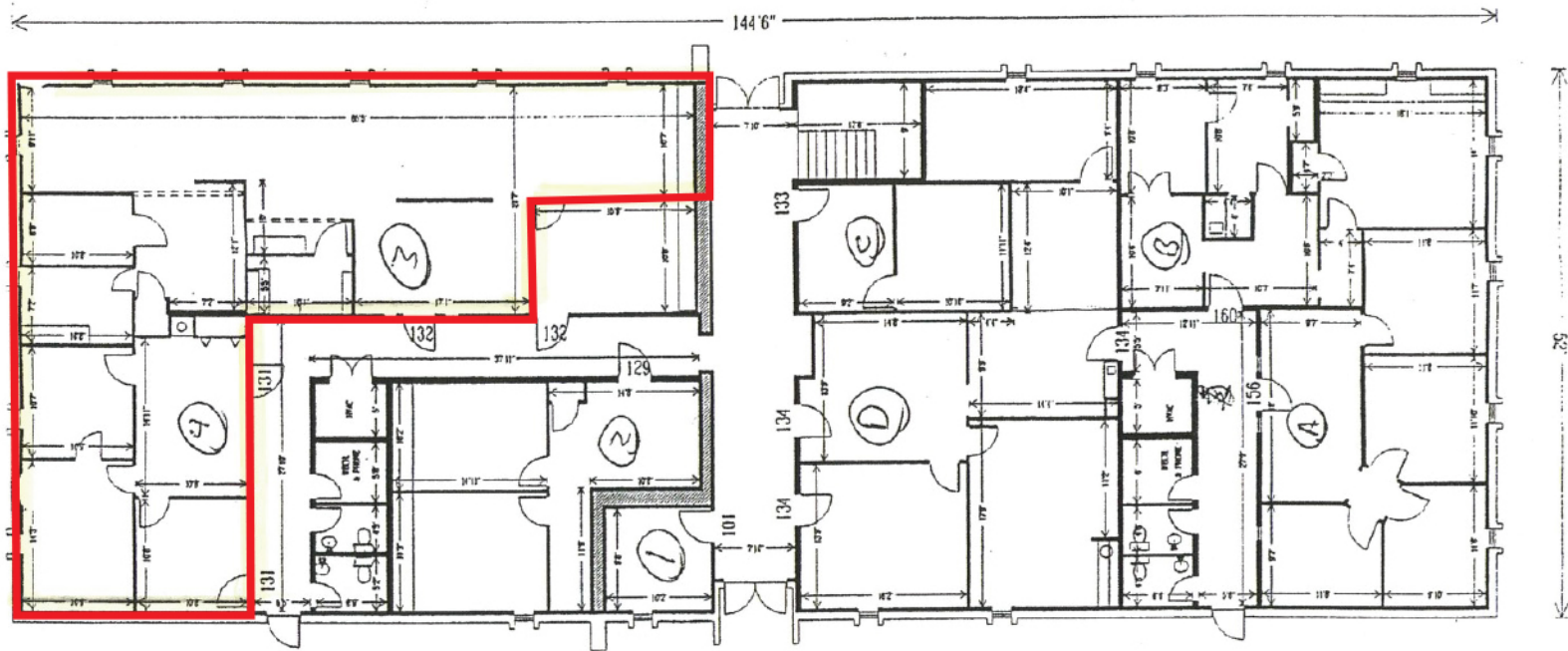
**405.323.6423**

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North ↑

Edgewater Office Park  
Units 2 and 3  
3801 NW 63rd

Ground Floor



## PROPERTY HIGHLIGHTS

- Parking Ratio: 4.88/1,000 SF
- 24/7 Access
- Built in 1977
- Zoned: C-3

## LOCATION HIGHLIGHTS

- Located on N.W. 63rd Street with Easy Access to N.W. Expressway
- Only 2 Blocks East
- Hefner Parkway just 3 Blocks West

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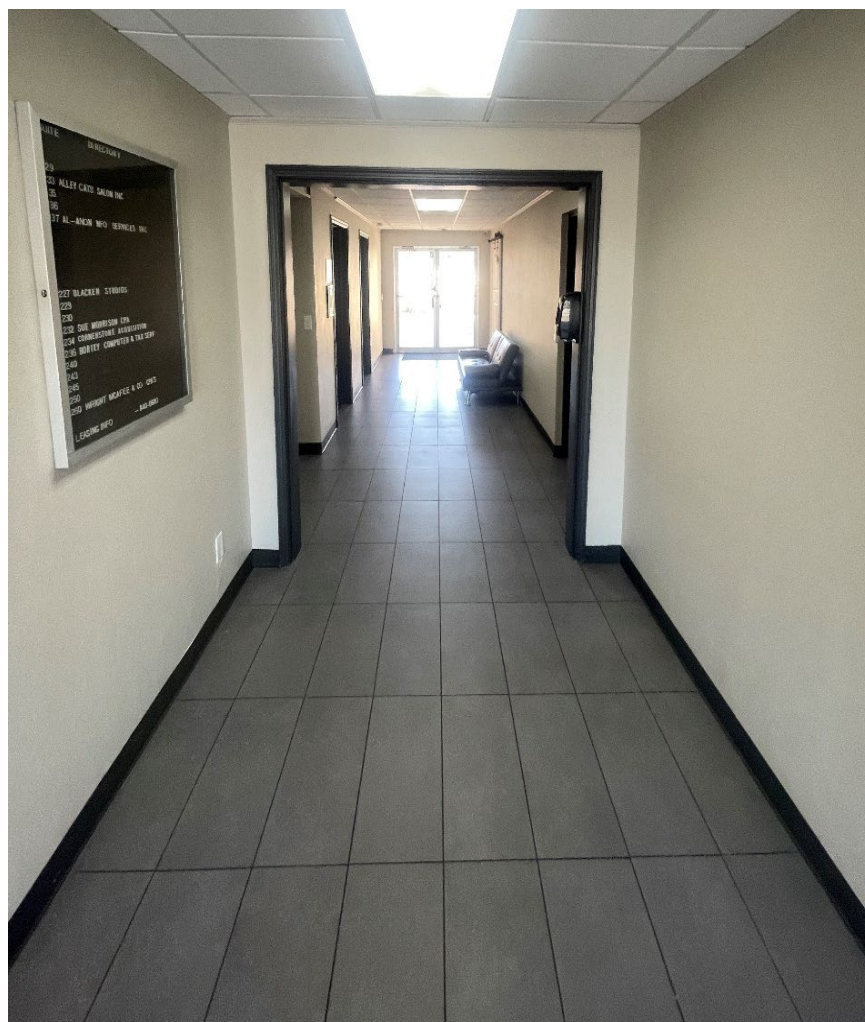
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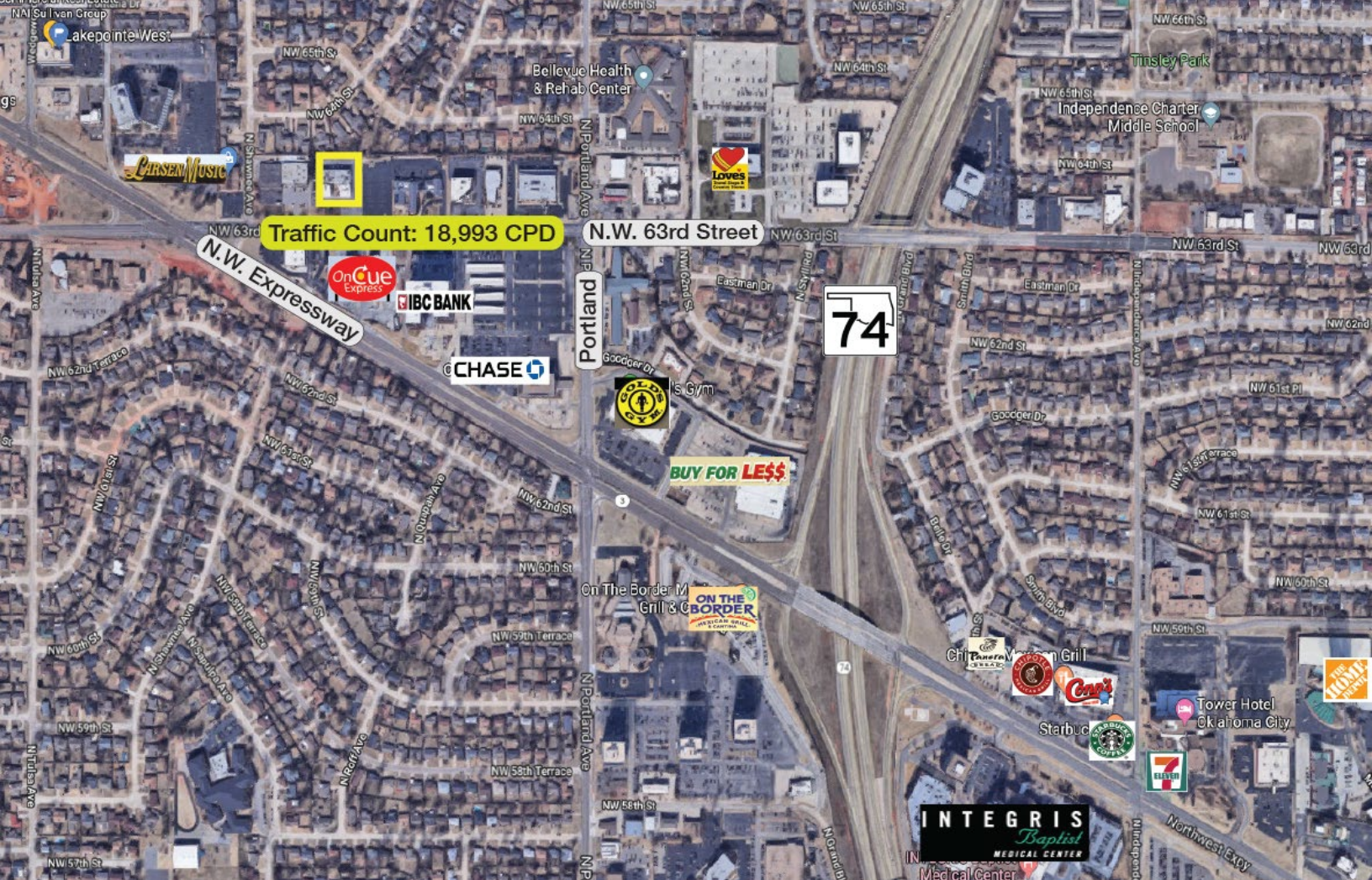


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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	9,859	90,362	253,146
AVERAGE HOUSEHOLD INCOME	\$56,666	\$50,733	\$48,388
TOTAL HOUSEHOLDS	4,614	40,387	110,713

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