

OFFICE SPACE FOR LEASE

6600 NORTH MERIDIAN AVENUE

Oklahoma City, OK 73116

VERONICA BAKER

949.302.7142

veronica@creekcre.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Building Size:	28,082 SF
Available SF:	745 - 3,600 SF
Number of Units:	10

PROPERTY OVERVIEW

Introducing a prime leasing opportunity at 6600 North Meridian Avenue, Oklahoma City. This unique property boasts a strategic location with high visibility, providing quick access to Northwest Expressway. Ideal for a variety of businesses, including retail, community center, church, fitness, and office spaces, the property offers competitive pricing within the bustling NW area of Oklahoma City. With spacious front yards and a courtyard, tenants can create memorable outdoor experiences for events and relaxation. The management and owner are committed to collaborating with tenants to support the success of their businesses, making this property an ideal choice for those seeking a vibrant and supportive leasing environment.

PROPERTY HIGHLIGHTS

- Located on N Meridian Ave with quick access nearly 100 feet to Northwest Expressway
- Unique location with exposure to heavy traffic in the middle of a busy area.
- This property is ideal for services, retail, fitness, entertainment, and office
- Very competitive pricing for the NW area of Oklahoma City
- Front yards and a very spatial court yard which offer unique lifestyles for outdoor events, resting, fresh air and more.

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ADDITIONAL PHOTOS

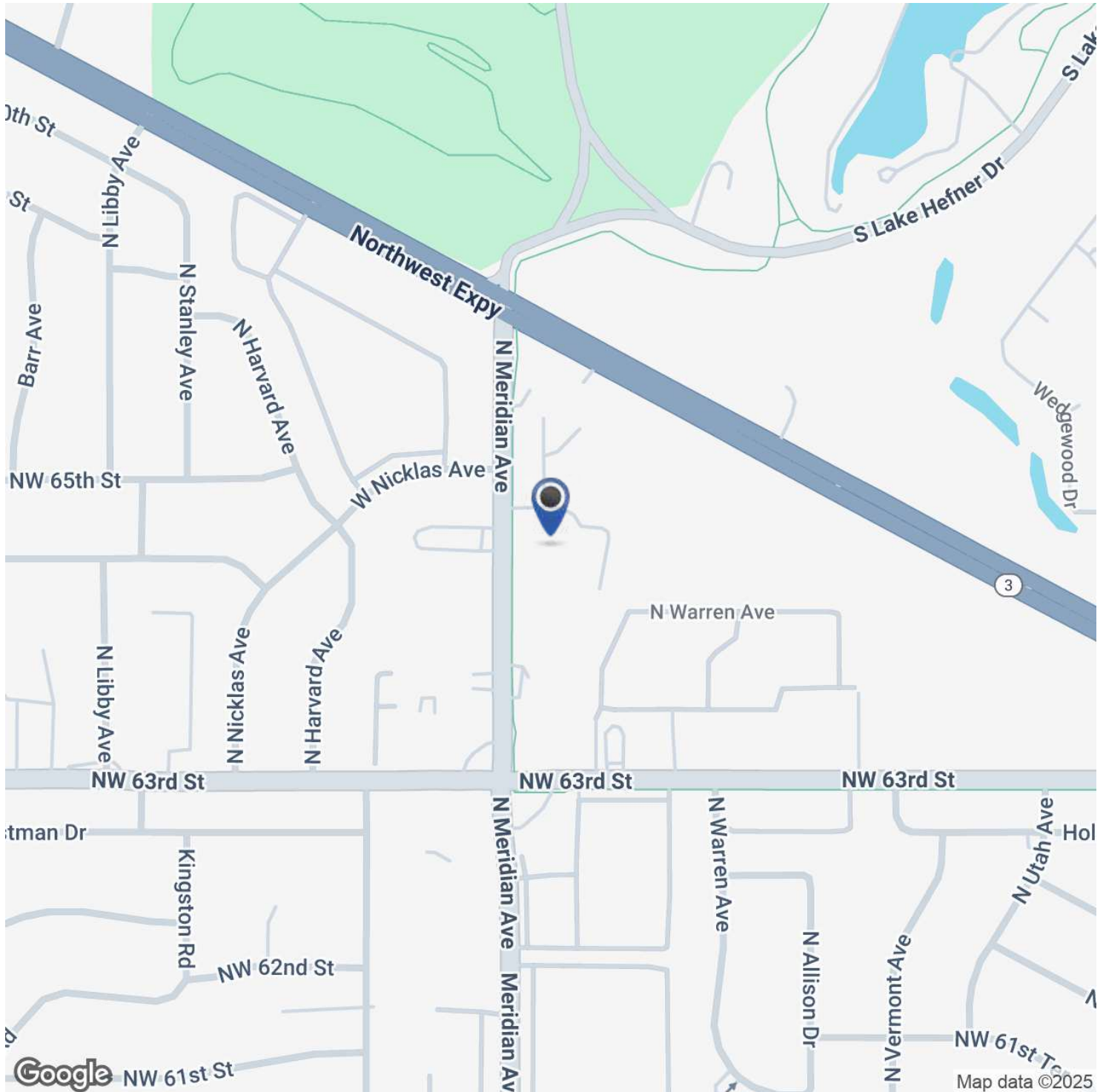


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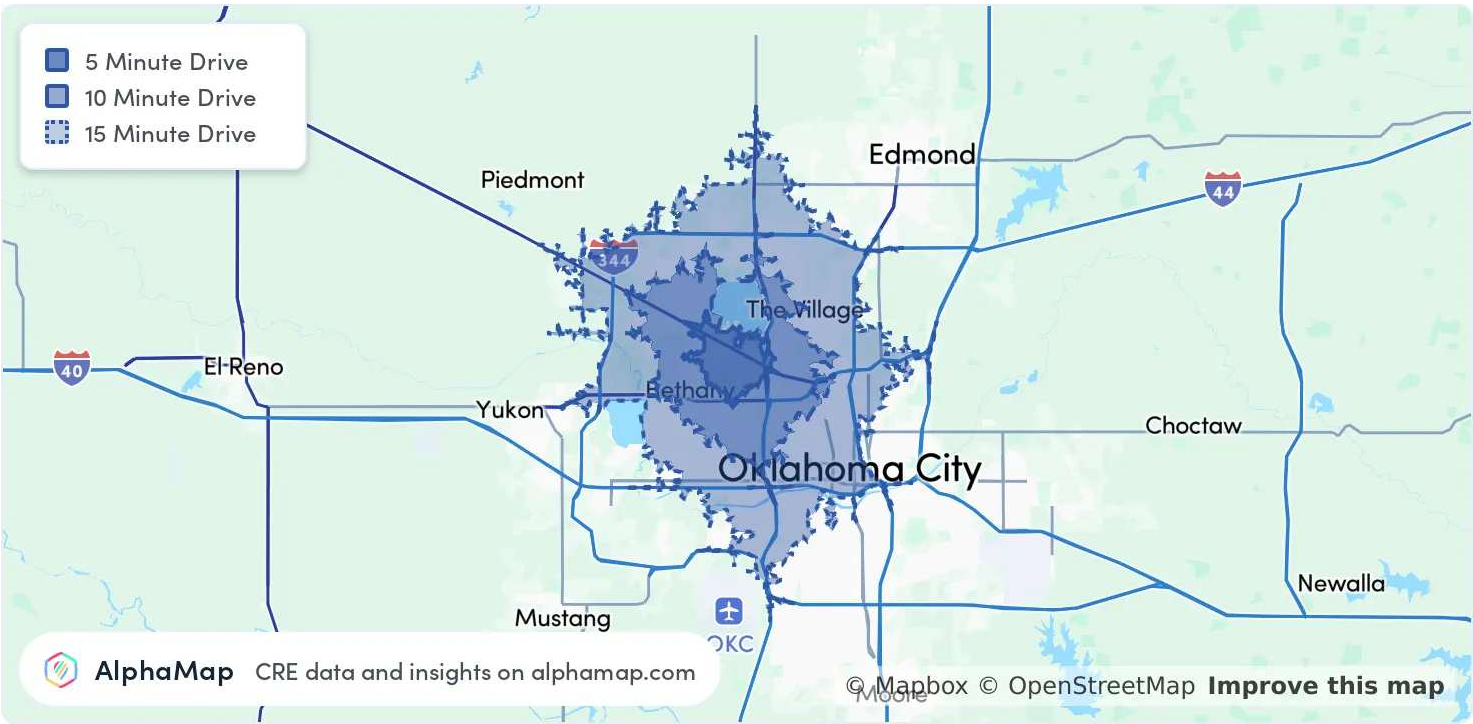
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LOCATION MAP



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AREA ANALYTICS



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	22,367	135,265	357,918
Average Age	40	40	39
Average Age (Male)	39	39	37
Average Age (Female)	42	41	40

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	9,641	58,213	151,712
Persons per HH	2.3	2.3	2.4
Average HH Income	\$73,887	\$80,796	\$84,321
Average House Value	\$207,932	\$251,122	\$266,390
Per Capita Income	\$32,124	\$35,128	\$35,133

Map and demographics data derived from AlphaMap

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RETAILER MAP



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