



OFFICE SPACE FOR LEASE

WILSHIRE GARDENS OFFICE PARK

425 West Wilshire Boulevard, Oklahoma City, OK 73116



GARRETT MCGINNIS

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JULY 23, 2025

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$15.00 - 16.00 SF/yr (Full Service)
Building Size:	19,443 SF
Available SF:	285 - 2,585 SF
Year Built:	1983
Renovated:	2022
Zoning:	Office

PROPERTY OVERVIEW

Discover a unique leasing opportunity in this exceptional office complex, featuring four free-standing buildings thoughtfully connected by a central courtyard. Designed to balance privacy and collaboration, the property offers flexible lease options and a variety of floor plans to suit teams of all sizes. The courtyard provides a serene outdoor space that fosters connection, creativity, and a sense of community among tenants. Whether you're a startup seeking modern flexibility or an established company looking for a refreshing environment, this versatile workspace is designed to elevate your business.

429 STE B:

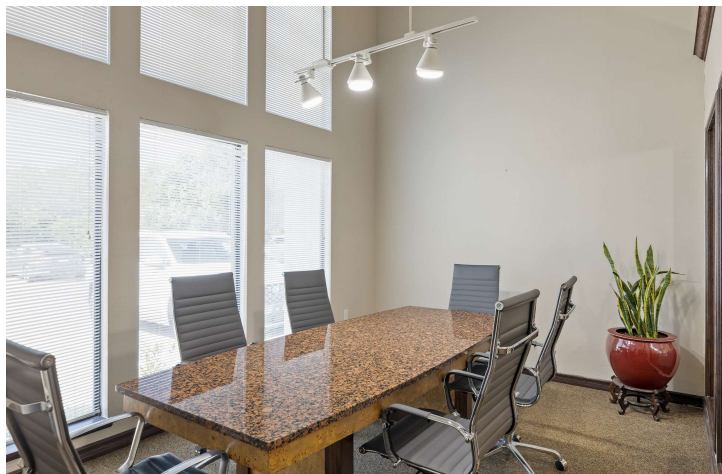
- Landlord open to updating suite, term dependent
- Signage opportunity towards Wilshire
- Private entrance

SPACES	LEASE RATE	SPACE SIZE
429 Suite B	\$16.00 SF/yr	2,585 SF
429 Suite C	\$16.00 SF/yr	584 SF
433 Suite 2D	\$525 per month	397 SF
433 Suite 2E	\$415 per month	285 SF
433 Suite B	\$16.00 SF/yr	1,126 SF

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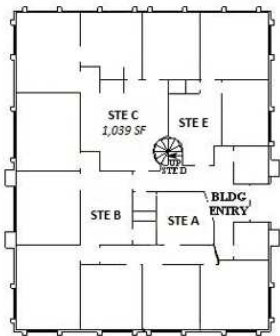
ADDITIONAL PHOTOS



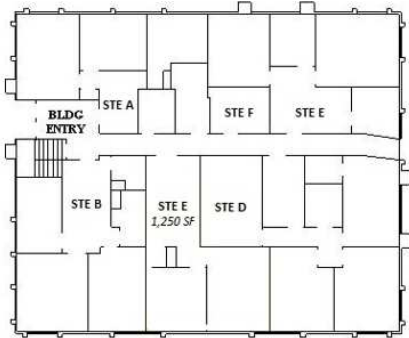
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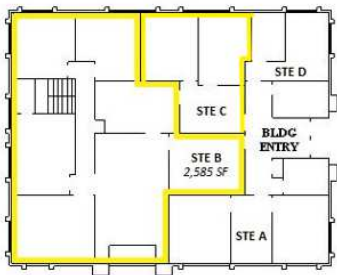
SITE PLANS



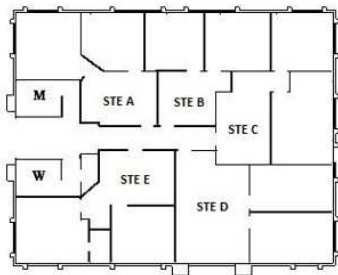
Building 437 - 1st Floor



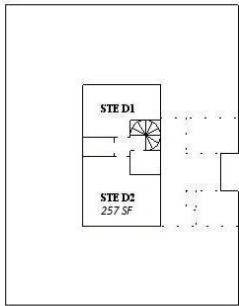
Building 433 - 1st Floor



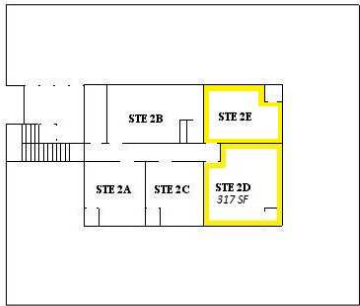
Building 429 - 1st Floor



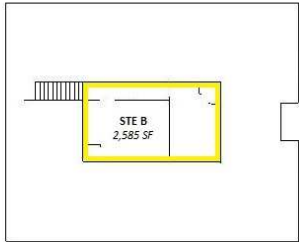
Building 425 - 1st Floor



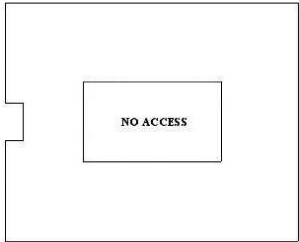
Building 437 - 2nd Floor



Building 433 - 2nd Floor

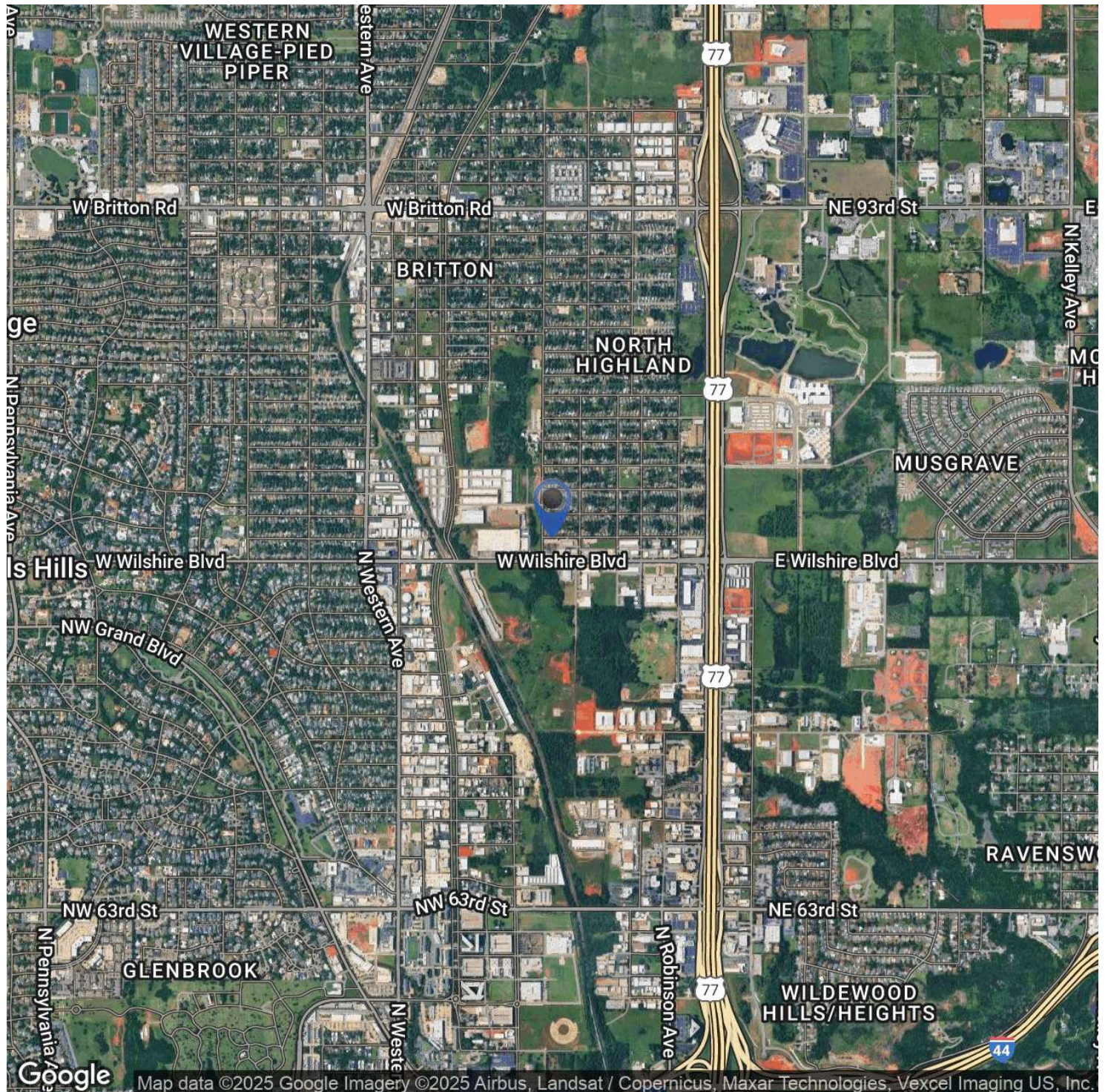


Building 429 - 2nd Floor



Building 425 - 2nd Floor

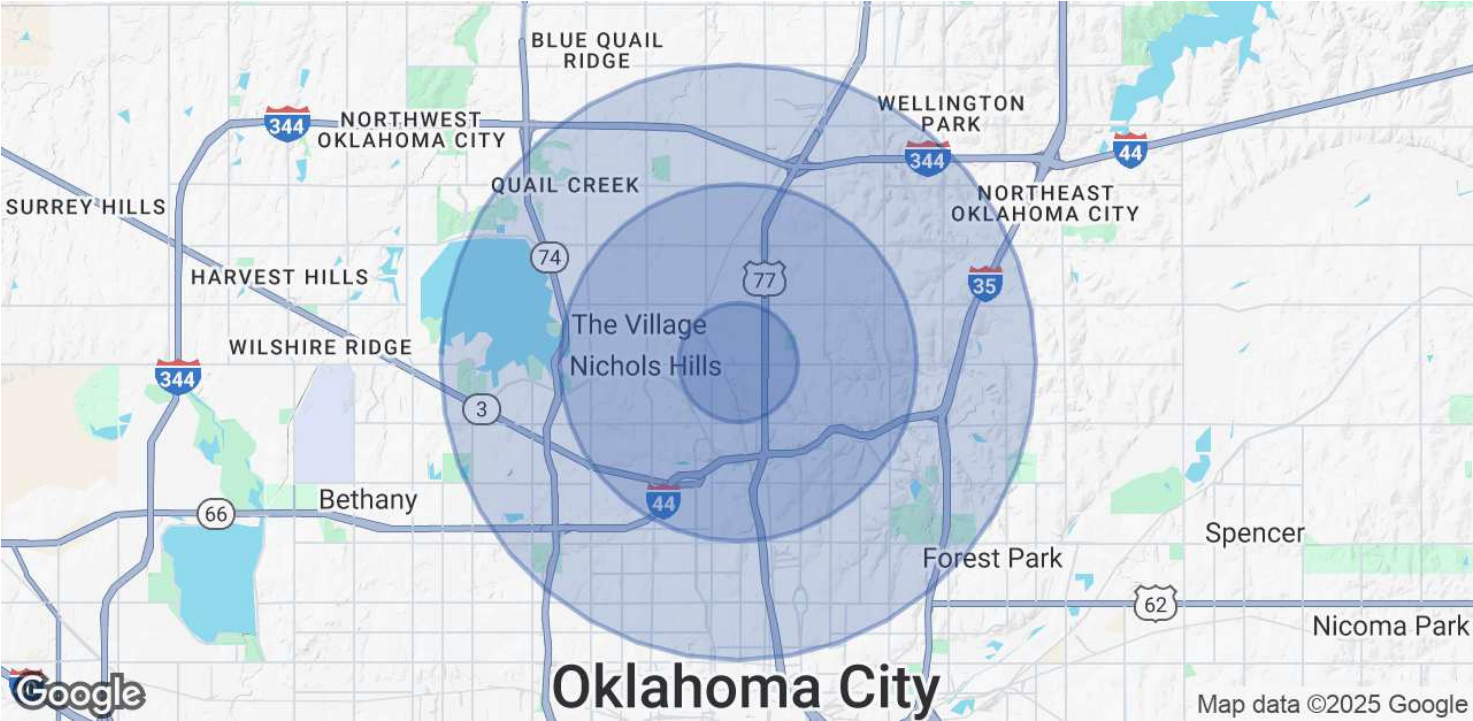
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,662	58,039	164,927
Average Age	33.4	37.2	36.2
Average Age (Male)	32.1	36.2	35.4
Average Age (Female)	32.3	38.0	37.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,114	29,688	83,543
# of Persons per HH	2.1	2.0	2.0
Average HH Income	\$79,569	\$81,359	\$69,632
Average House Value	\$174,617	\$213,705	\$176,120

2020 American Community Survey (ACS)