



OFFICE SPACE FOR LEASE

SIXTY SIX HERITAGE PLACE

6656 NW 39th Expy, Bethany, OK 73008



TYLER HUXLEY

405.973.8435

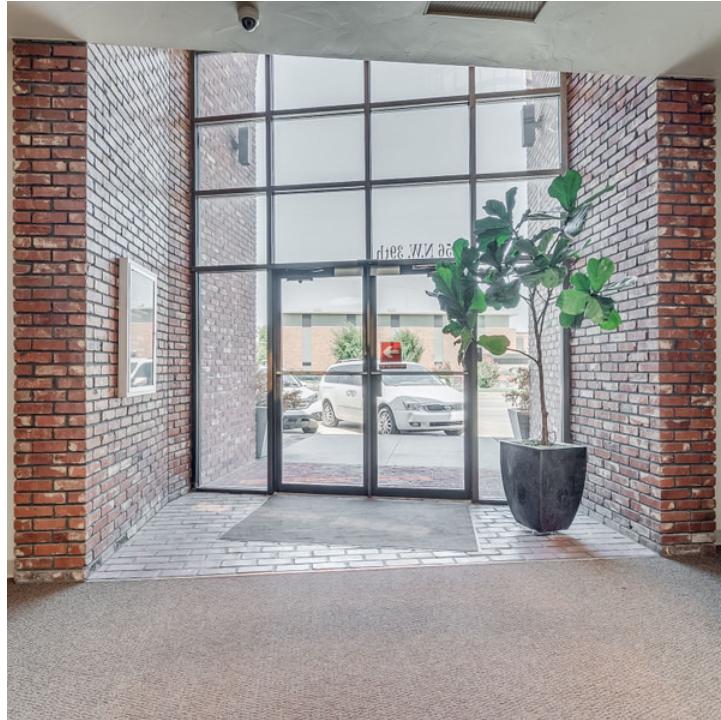
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GARRETT MCGINNIS

405.919.9297

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18.00 - 20.00 SF/yr (Gross)
Building Size:	12,950 SF
Available SF:	875 - 1,700 SF

PROPERTY OVERVIEW

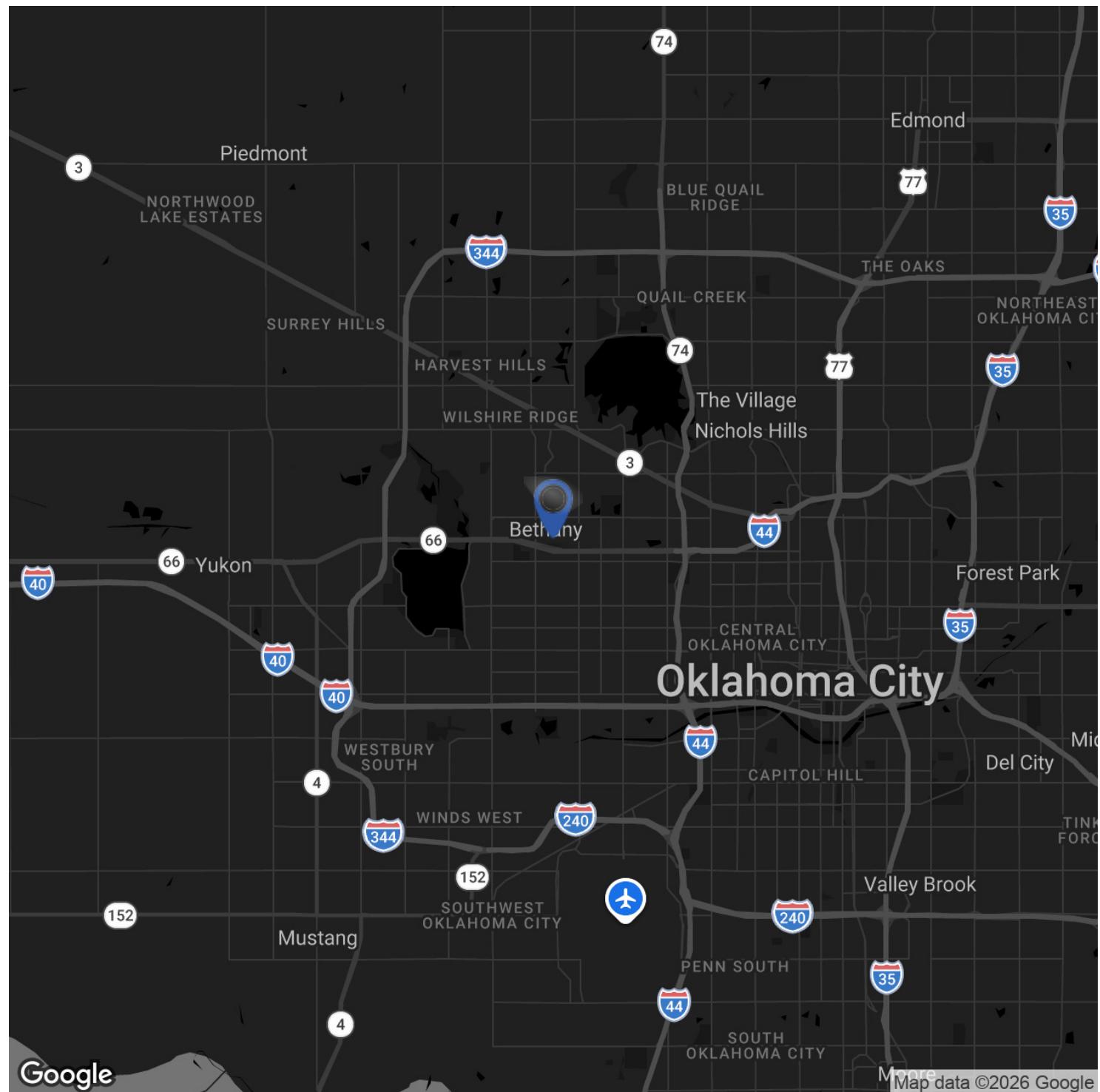
Sixty Six Heritage Place is a beautiful multi-tenant office building. With its classic brick exterior; two story atrium lobby; and street front parking, this property makes a professional and charming location for all types of office users. The building offers tenants varying square footage plans, which allows opportunities for growth in place. The building is exceptionally well maintained and professionally managed.

SPACES	LEASE RATE	SPACE SIZE
6656 NW 39th Expy, Suite 103	\$18.00 SF/yr	875 SF
6656 NW 39th Expy, Suite 200	\$20.00 SF/yr	1,700 SF
6656 NW 39th Expy, Suite 201	\$18.00 SF/yr	950 SF

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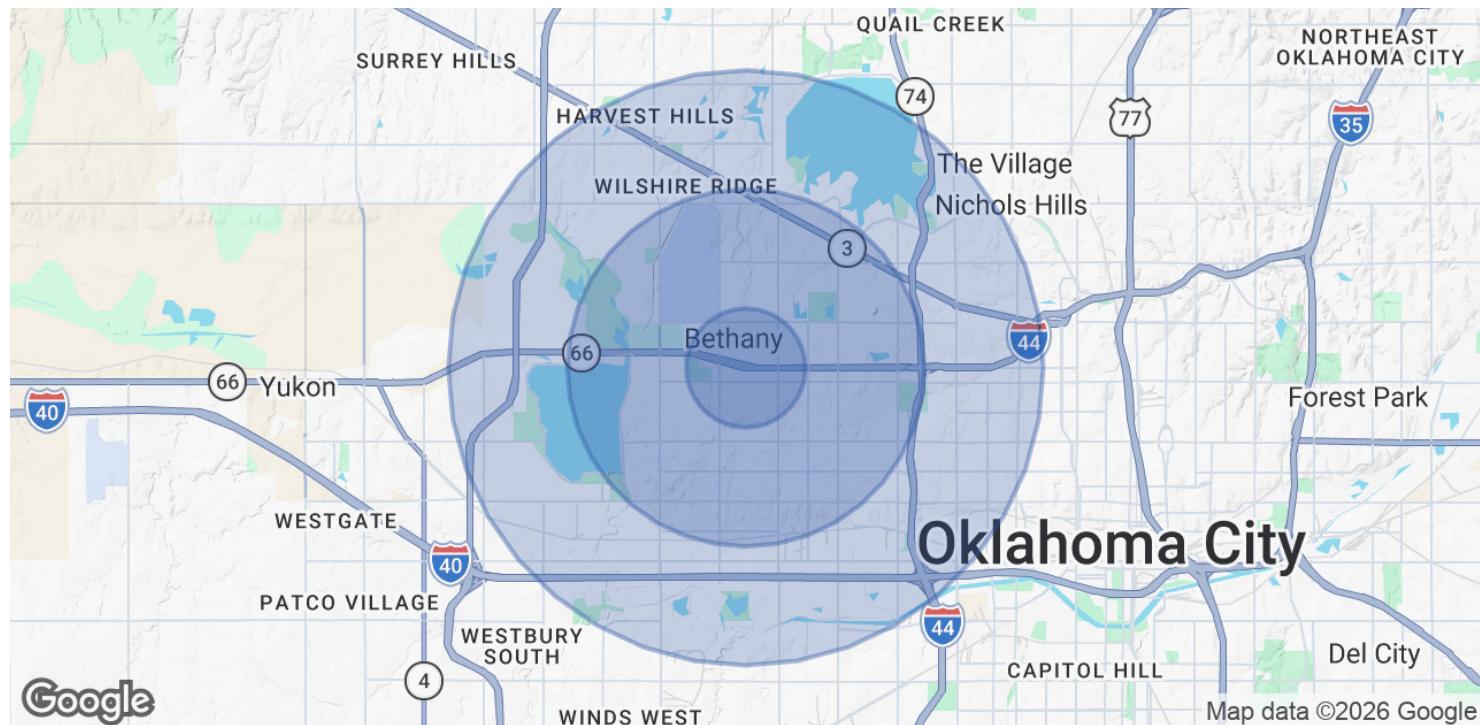
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,682	93,183	185,773
Average Age	30.5	35.3	36.1
Average Age (Male)	31.5	35.3	35.1
Average Age (Female)	32.9	36.2	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,590	37,767	77,249
# of Persons per HH	2.8	2.5	2.4
Average HH Income	\$46,431	\$49,730	\$53,937
Average House Value	\$95,085	\$122,051	\$127,394

2020 American Community Survey (ACS)