

# FULL SERVICE OFFICE BUILDING - ENTIRE SECOND FLOOR

*9,202 SF OFFICE* *FOR LEASE*



**521 W. Wilshire, Oklahoma City, Oklahoma 73114**



7501 Broadway Extension  
Oklahoma City, OK 73116

Presented By:

**George W. Huffman**

CEO | Managing Broker

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[george@iwpok.com](mailto:george@iwpok.com)



## EXECUTIVE SUMMARY

This high-end office building is strategically located along Wilshire, just west of Broadway Extension, offering unmatched accessibility to the entire OKC metro, including Nichols Hills and Edmond.

Suite 200 spans the entire second floor, providing 6,697 SF of flexible office space that can be subdivided to meet your needs. If leased as a full-floor suite, tenants will enjoy exclusive access to a private elevator and stunning panoramic views of Downtown OKC.

This thoughtfully designed space includes:

- Expansive open bullpen area for collaboration
- Eight private offices with windows for natural light
- Private executive suite with a dedicated restroom and sitting area
- Full kitchen for staff, plus a separate coffee/snack bar
- Private restrooms
- Spacious storage room with a high-capacity rolling storage system
- First-floor common conference room for tenant convenience
- Enclosed courtyard for a private retreat

Don't miss this rare opportunity to secure premium office space in a prime OKC location. Contact us today to schedule a tour!

Call: George Huffman @ 405-409-4400 | [george@iwpok.com](mailto:george@iwpok.com)

## OFFERING SUMMARY

**\$21.00 SF / YEAR**

<b>AVAILABLE SF</b>	<b>9,202</b>
<b>LEASE TYPE</b>	<b>Full Service</b>
<b>TYPICAL TERM</b>	<b>3-5 Years</b>
<b>CO-BROKERAGE</b>	<b>3% Primary Term</b>



**FOR LEASE**





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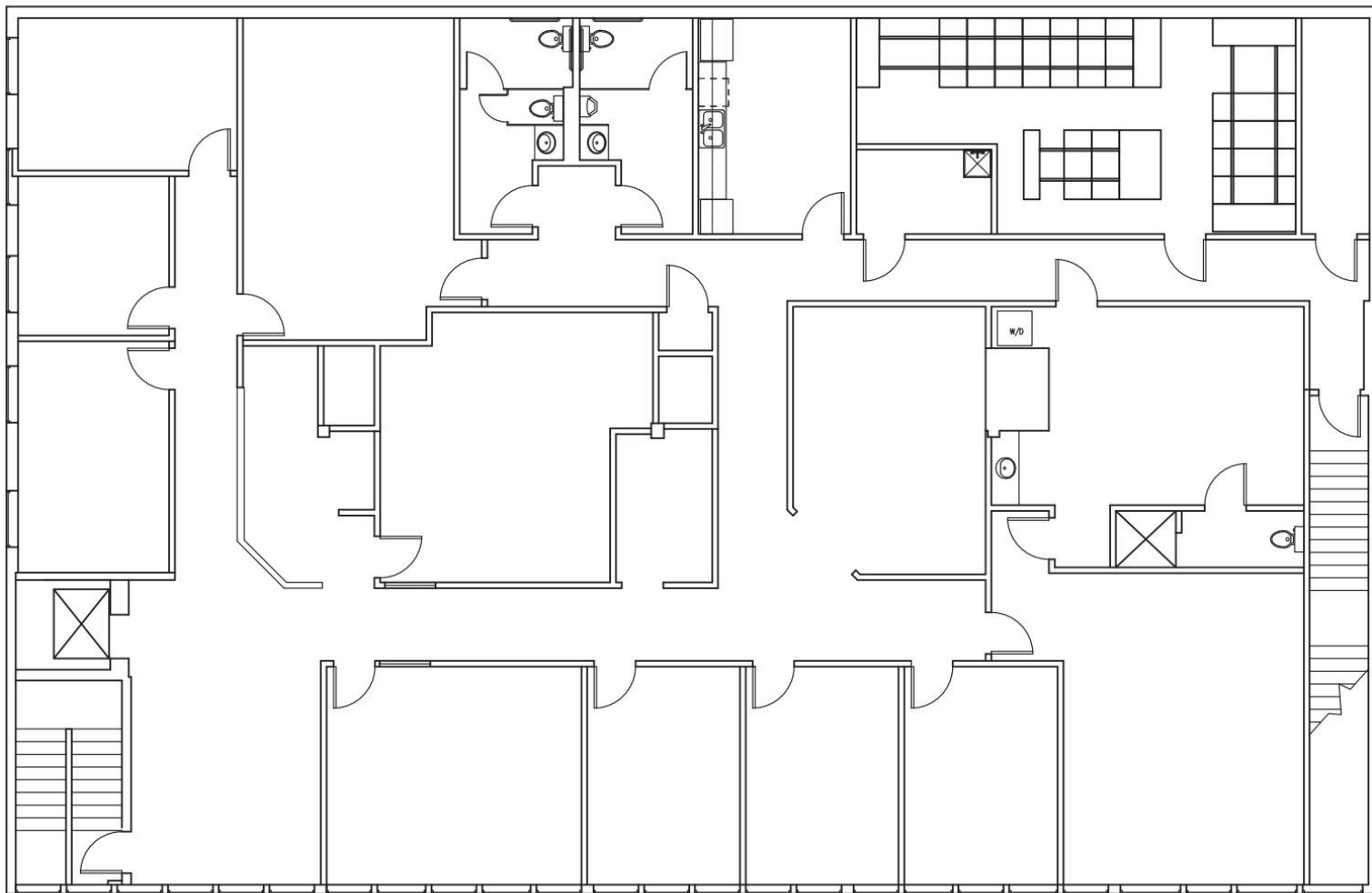
SPACES	LEASE RATE	SPACE SIZE
Suite 100	\$21.00 SF/YR (FS)	2,505 SF
Suite 200	\$21.00 SF/YR (FS)	6,697 SF

**FOR LEASE**



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**WILSHIRE**  
**2ND FLOOR, SUITE 200**  
**1111 N. CITY, OKLAHOMA**



1/8"=1'-0"

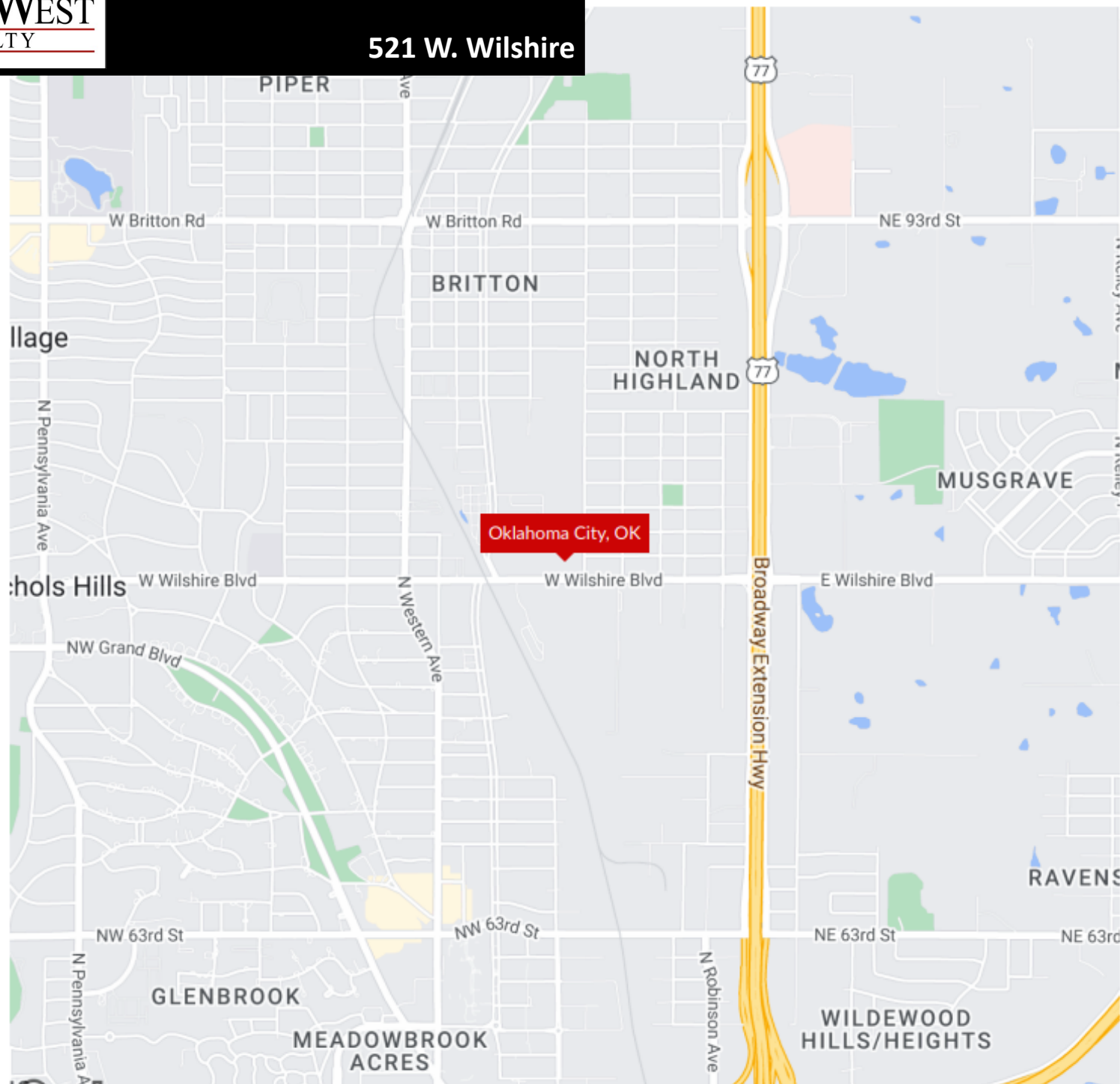
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**521 W. Wilshire**



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### Highlights:

- Tons of windows providing abundant natural light
- New overlaid parking lot with some covered parking
- Shared Conference Area
- Private courtyard
- Prime Location

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