



OFFICE SPACE FOR LEASE

2812 W HEFNER RD

Oklahoma City, OK 73120



TYLER HUXLEY

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OCTOBER 31, 2025

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$12.00 - 18.00 SF/yr (Full Service)
Building Size:	3,024 SF
Available SF:	1,512 - 3,024 SF
Lot Size:	17,859 SF
Number of Units:	2
Year Built:	1968
Zoning:	C-1

PROPERTY OVERVIEW

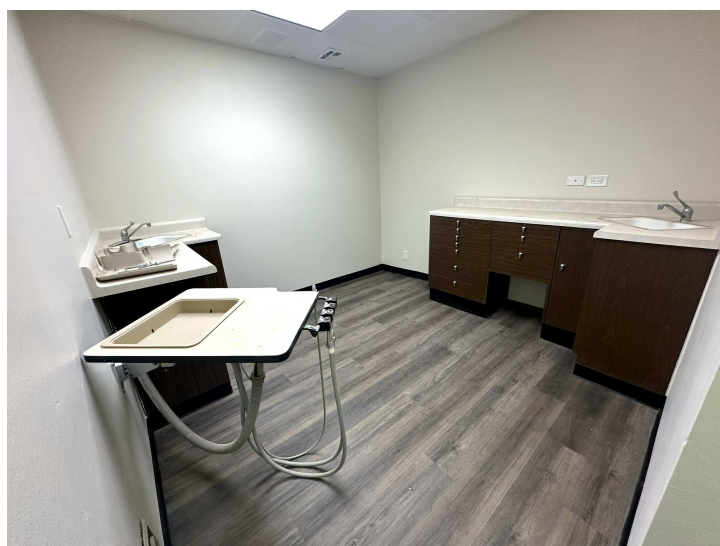
Newly renovated dental office for lease in prime North OKC location near Lake Hefner. This turnkey space features multiple operatories, modern finishes, a welcoming reception area, and private offices. High-visibility location with easy access to Hefner Parkway and surrounding neighborhoods. Ample parking and a professional setting make this ideal for a new or growing practice.

SPACES	LEASE RATE	SPACE SIZE
2812 STE A	\$18.00 SF/yr	1,512 - 3,024 SF
2818 STE B	\$12.00 SF/yr	1,512 - 3,024 SF

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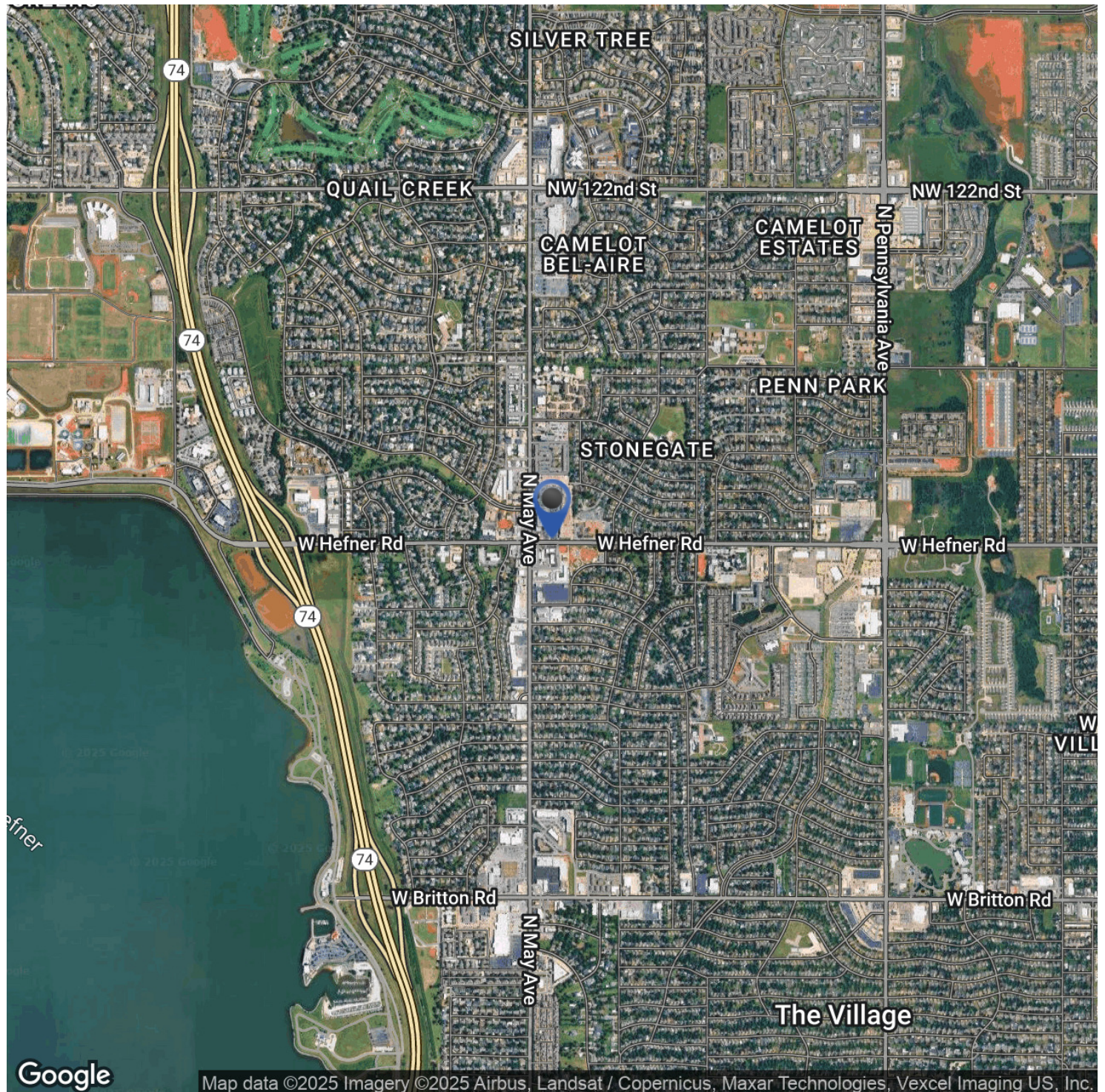
ADDITIONAL PHOTOS



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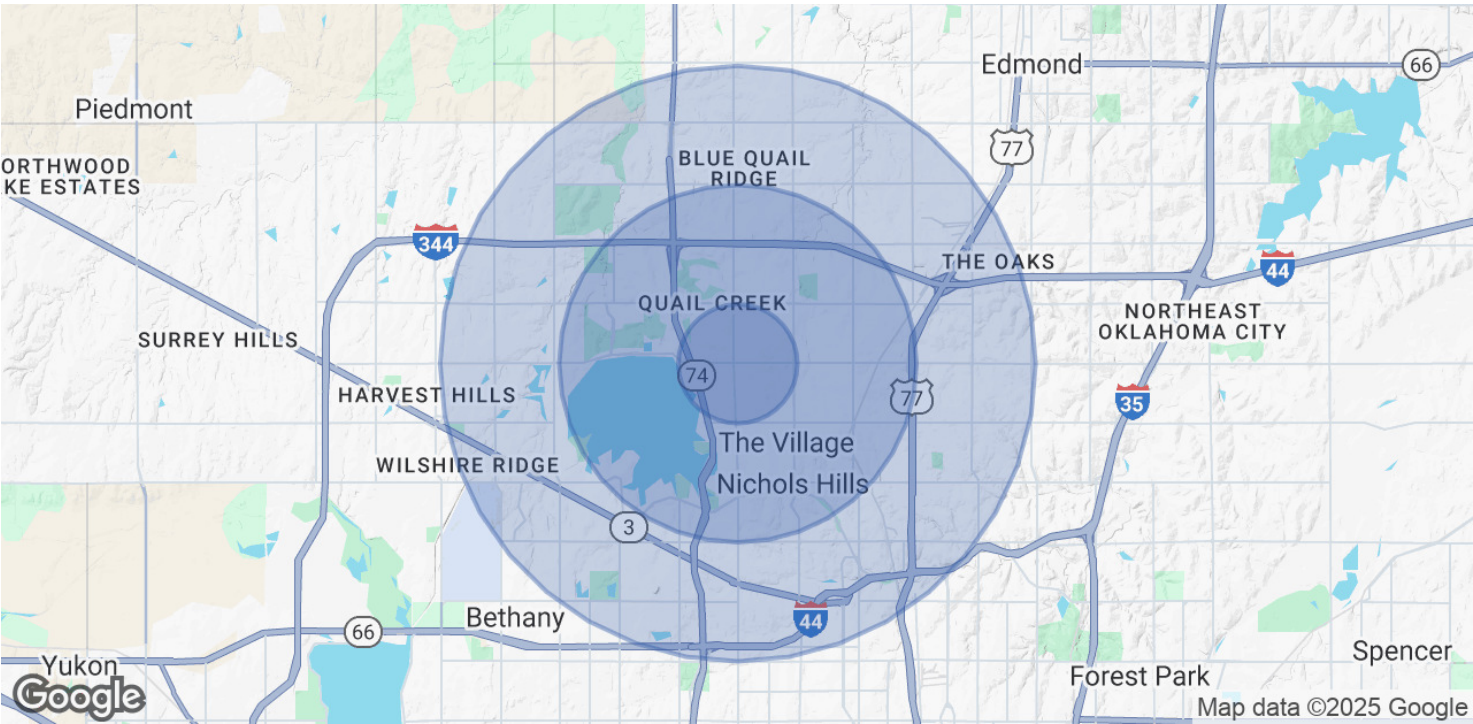
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,116	69,052	192,854
Average Age	44	41	40
Average Age (Male)	42	39	39
Average Age (Female)	45	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,195	32,807	86,050
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$98,146	\$93,630	\$97,735
Average House Value	\$279,670	\$321,262	\$312,118

Demographics data derived from AlphaMap