



OFFICE SPACE FOR LEASE

7301 NW EXPRESSWAY

Oklahoma City, OK 73132

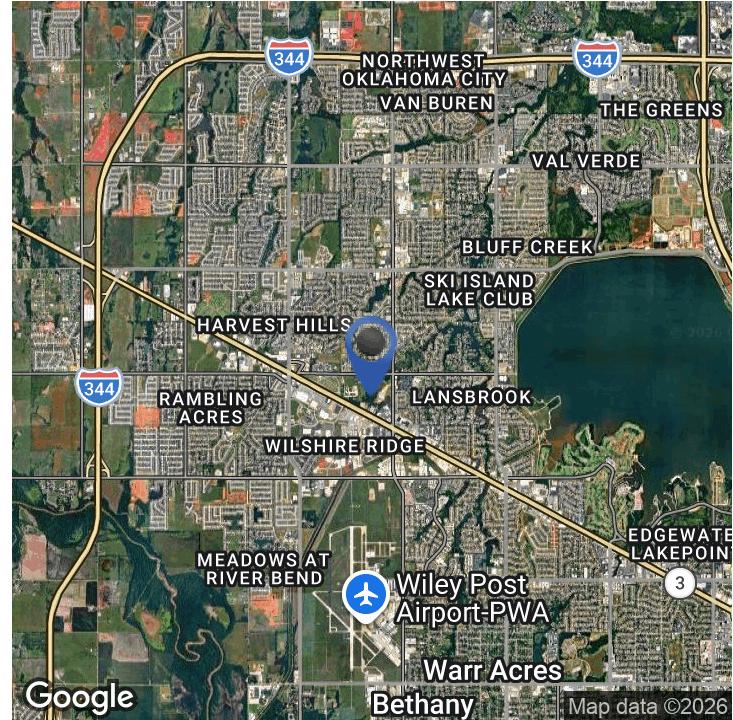


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EXECUTIVE SUMMARY



Lease Rate	\$11.75 SF/YR (NNN)
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PROPERTY OVERVIEW

Don't miss this fantastic leasing opportunity for your business at 7301 NW Expressway in Oklahoma City. This high end office building is comprised of over 100,000 square feet, with a wide variety of leasing options. There are multiple size suites with flexible floor plans, ensuring this property is sure to have space to meet your needs. The property boasts numerous amenities including but not limited to, onsite property management, ample parking with covered options, multiple elevators, newly updated restrooms, back up generator, beautiful atrium style common area, multiple entrances, high end security and access, energy efficient lighting, and more.

The property is ideally located being just minutes from the Kilpatrick Turnpike and 4 miles from Hefner Parkway. It strategically sits on NW Expressway frontage just West of Rockwell at a signaled light for easy access, with great visibility, signage and high traffic counts. The area is also surrounded by thriving businesses of retail, shopping, dining and amenities providing convenience. Some nearby major retailers include Target, Hobby Lobby, Walmart, Sam's Club, Home Depot and coming soon, Trader Joe's. Multiple dining options, including Chick-fil-a, S&B's, Panera Bread, Louie's and more.

This property is perfect for business or healthcare professionals seeking a prime location for their office to grow and thrive. Give us a call today to come see this great property.

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AVAILABLE LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,500 - 46,964 SF	Lease Rate:	\$5.88 - \$11.75 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 110	14,780 SF	NNN	\$11.75 SF/yr
Suite 150	6,082 SF	NNN	\$11.75 SF/yr
Suite 160	5,975 - 22,874 SF	NNN	\$11.75 SF/yr
Suite 170	2,500 - 22,874 SF	NNN	\$11.75 SF/yr
Suite 190	5,963 - 22,874 SF	NNN	\$11.75 SF/yr
Suite 200	3,570 - 46,964 SF	NNN	\$11.75 SF/yr
Suite 210	6,084 - 46,964 SF	NNN	\$11.75 SF/yr
Suite 220	2,500 - 46,964 SF	NNN	\$11.75 SF/yr
Suite 250	7,120 - 46,964 SF	NNN	\$11.75 SF/yr
Suite 260	6,709 - 46,964 SF	NNN	\$11.75 SF/yr
Suite 270	5,539 - 46,964 SF	NNN	\$11.75 SF/yr
Suite 280	4,306 - 46,964 SF	NNN	\$11.75 SF/yr
Suite 290	5,382 - 46,964 SF	NNN	\$11.75 SF/yr
B-100	4,862 SF	NNN	\$5.88 SF/yr
B-120	3,631 SF	NNN	\$5.88 SF/yr

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ADDITIONAL PHOTOS

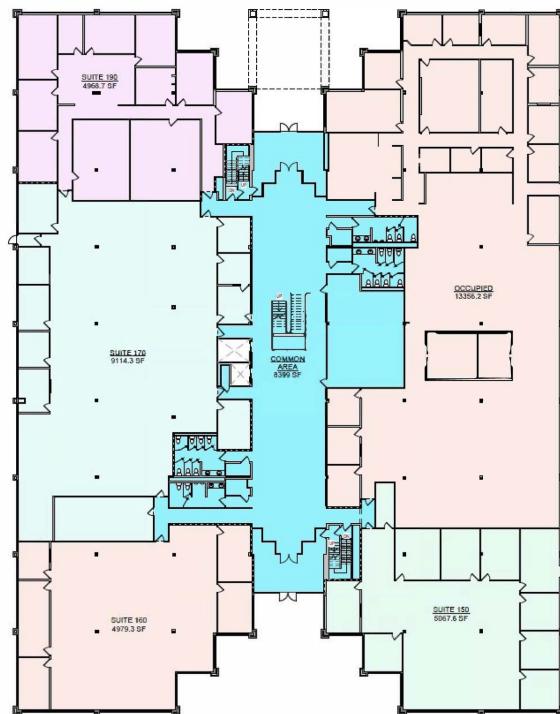


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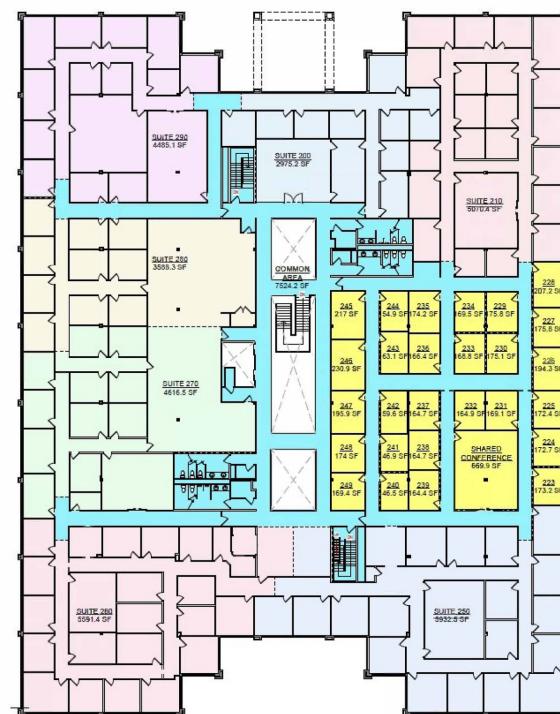
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FLOOR PLANS



2nd Floor - Footages are usable square footage
1,010 SF • 1,020 SF



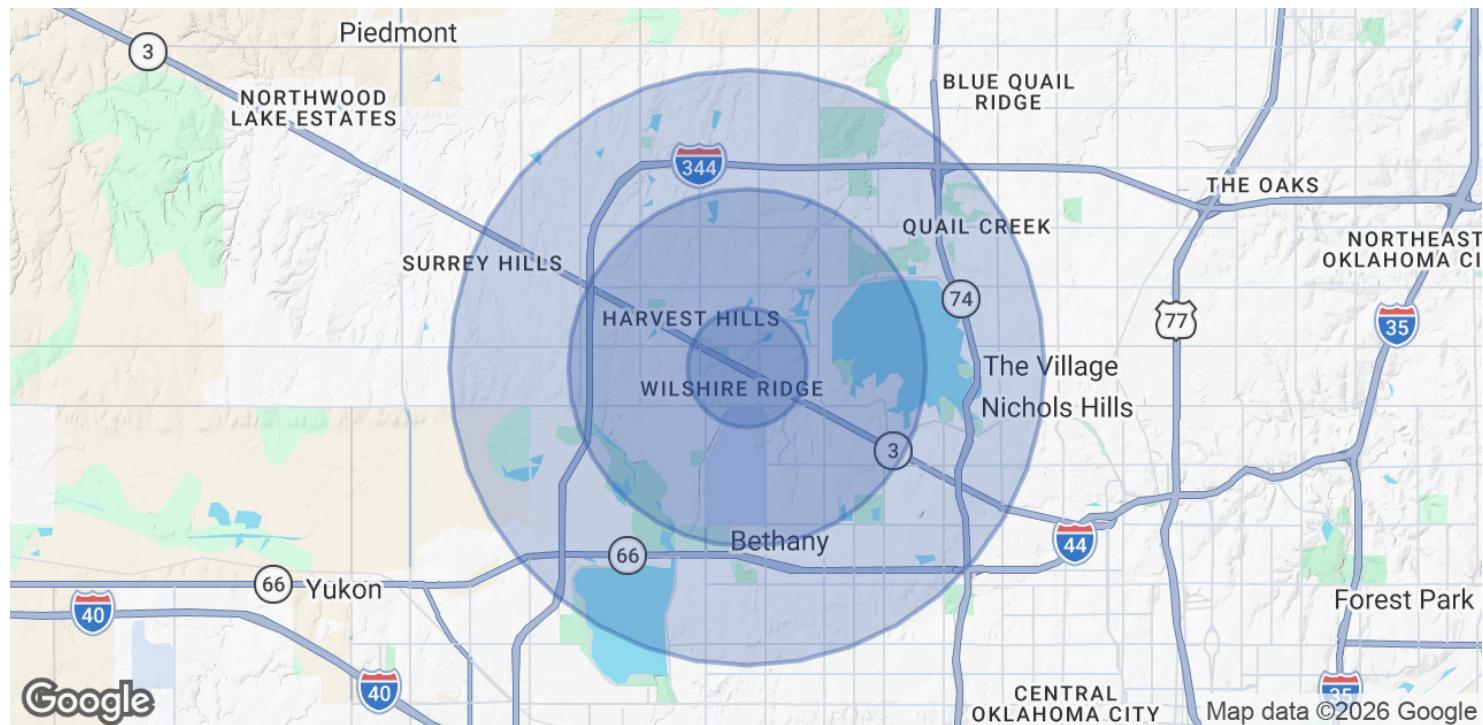
1st Floor - Footages are usable square footage
1,010 SF • 1,020 SF

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,428	81,020	188,386
Average Age	40	40	40
Average Age (Male)	38	39	38
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,031	33,184	78,234
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$71,477	\$92,914	\$94,009
Average House Value	\$222,310	\$263,248	\$278,060

Demographics data derived from AlphaMap

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RETAILER MAP



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