



OFFICE SPACE FOR LEASE

7301 NW EXPRESSWAY

Oklahoma City, OK 73132



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TYLER HUXLEY

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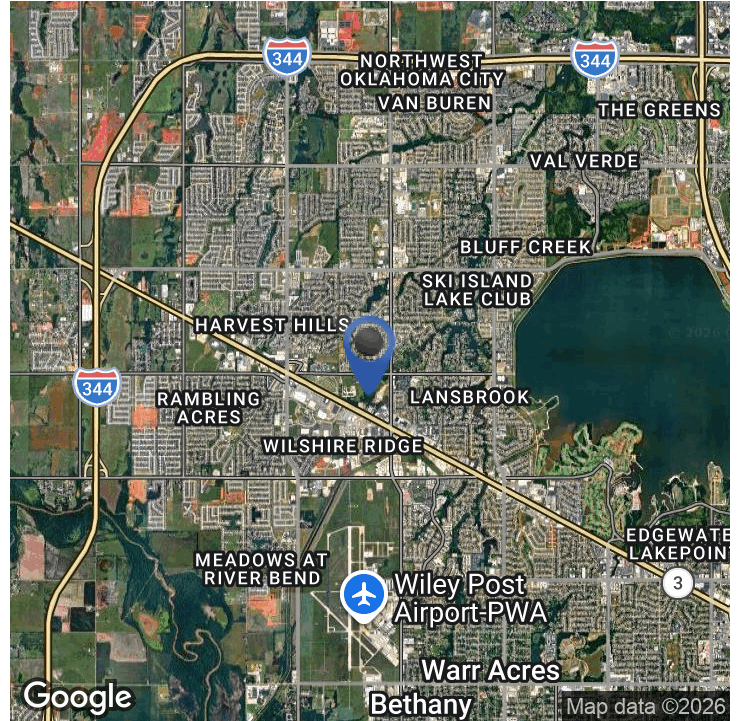
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600 NE 4TH STREET, SUITE 100 | OKLAHOMA CITY, OK 73104-6231 | 405.510.0079 | CREEKCRE.COM

FEBRUARY 18, 2026

EXECUTIVE SUMMARY



Lease Rate

\$11.75 SF/YR (NNN)

OFFERING SUMMARY

| | |
|----------------|-------------------|
| Building Size: | 103,490 SF |
| Available SF: | 2,500 - 46,964 SF |
| Lot Size: | 6.56 Acres |
| Year Built: | 1986 |
| Zoning: | PUD |
| Market: | Oklahoma City |
| Traffic Count: | 35,000 |

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 |

ADDITIONAL PHOTOS

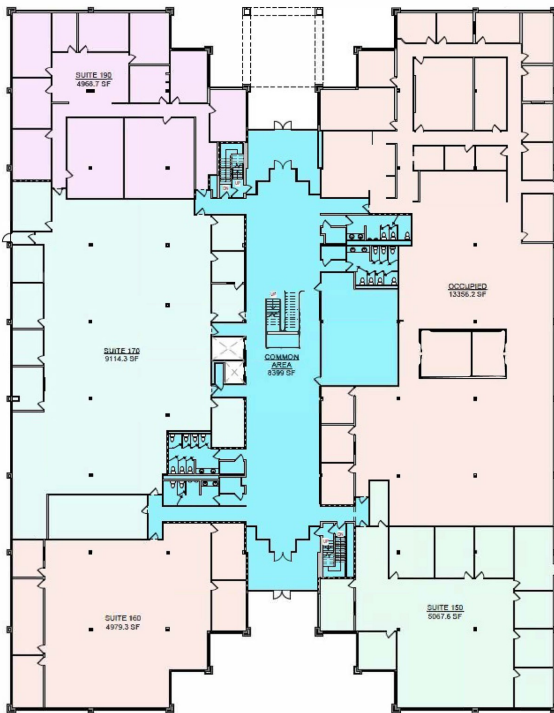


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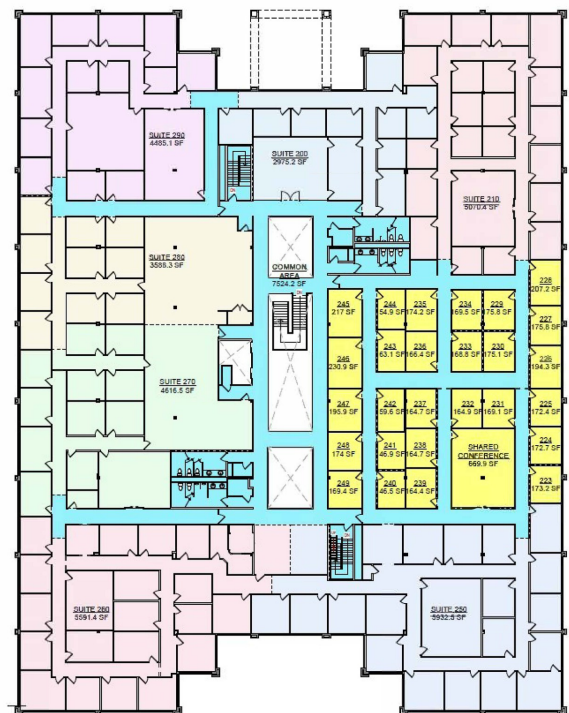
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FLOOR PLANS



1st Floor - Footages are usable square footage
v10.0



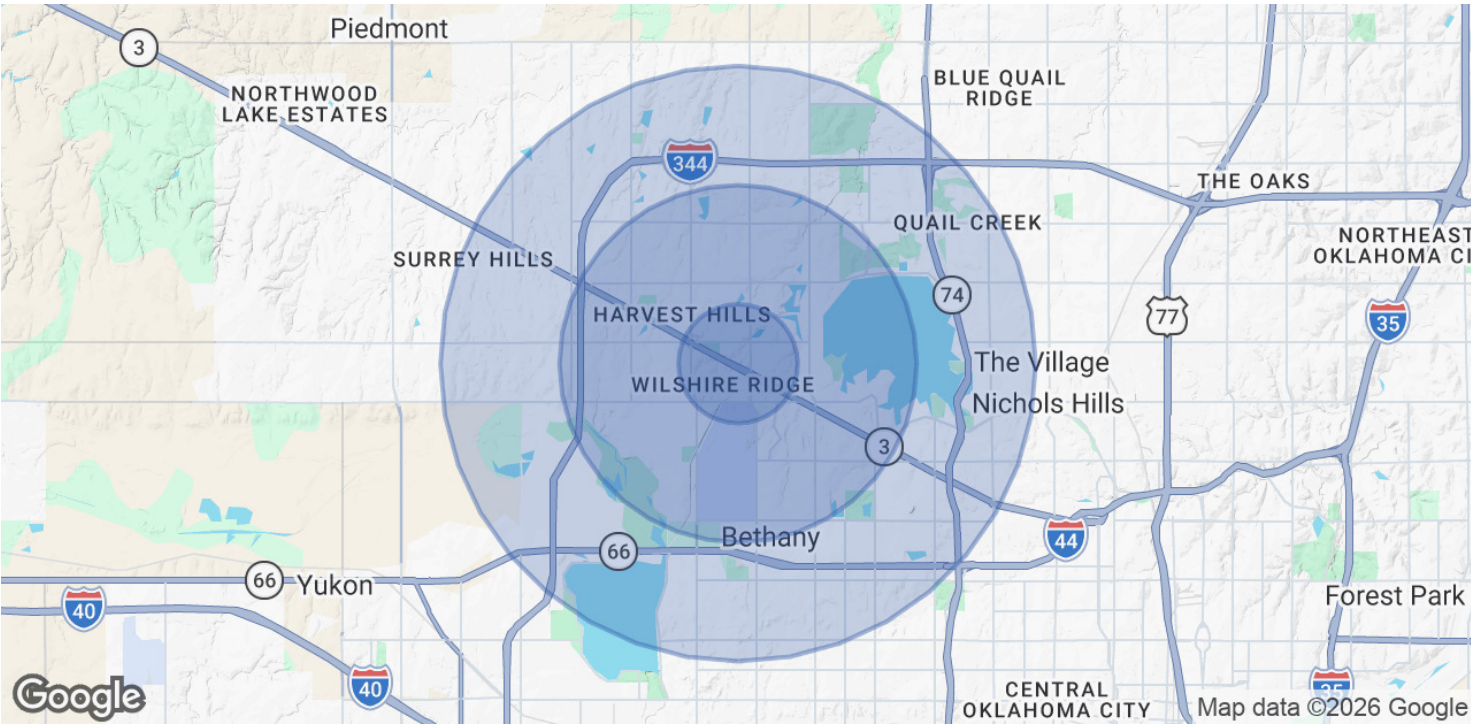
2nd Floor - Footages are usable square footage
v10.0

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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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