

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (NN)
Building Size:	2,000 SF
Available SF:	2,000 SF
Year Built:	1972
Zoning:	C-3

PROPERTY OVERVIEW

For Lease: This versatile 2,000 SF property offers a perfect blend of office and warehouse space, ideally situated just off 63rd Street and Broadway Extension. The layout features a functional office area with ample room, paired with a spacious warehouse that includes convenient loading access. Its prime location ensures easy connectivity to major highways and is perfect for businesses needing a mix of professional space and storage or operations. Ideal for companies seeking convenience, accessibility, and flexibility.

1 x 10' Roll Up Door

PROPERTY HIGHLIGHTS

SPACES	LEASE RATE	SPACE SIZE
16 NW 65th St	\$10.50 SF/yr	2,000 SF

GARRETT MCGINNIS  
405.919.9297  
garrett@creekcre.com

ETHAN SLAVIN  
405.830.0252  
ethan@creekcre.com

16 NW 65TH ST  
16 NW 65TH ST | OKLAHOMA CITY, OK 73116

## ADDITIONAL PHOTOS



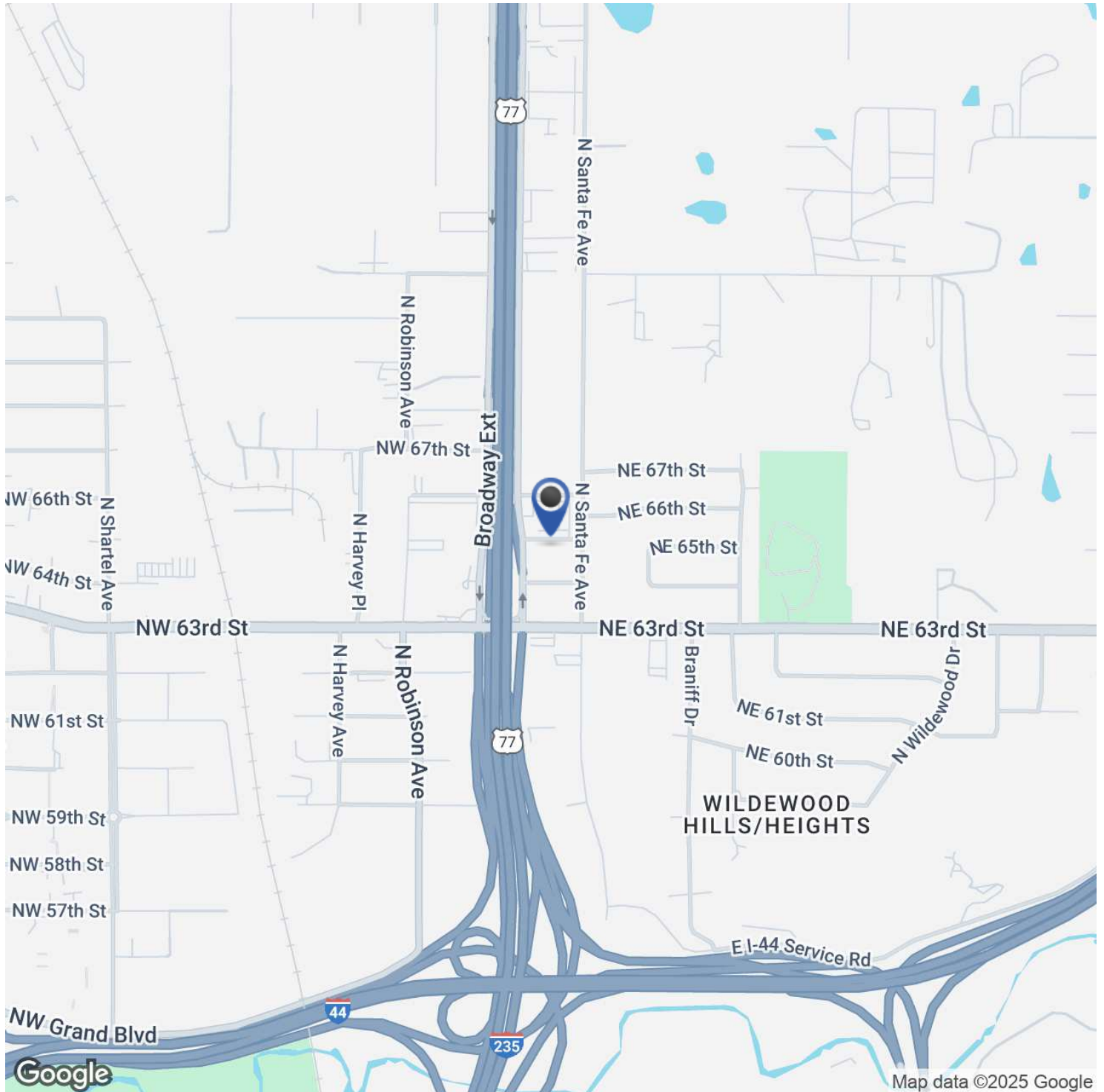
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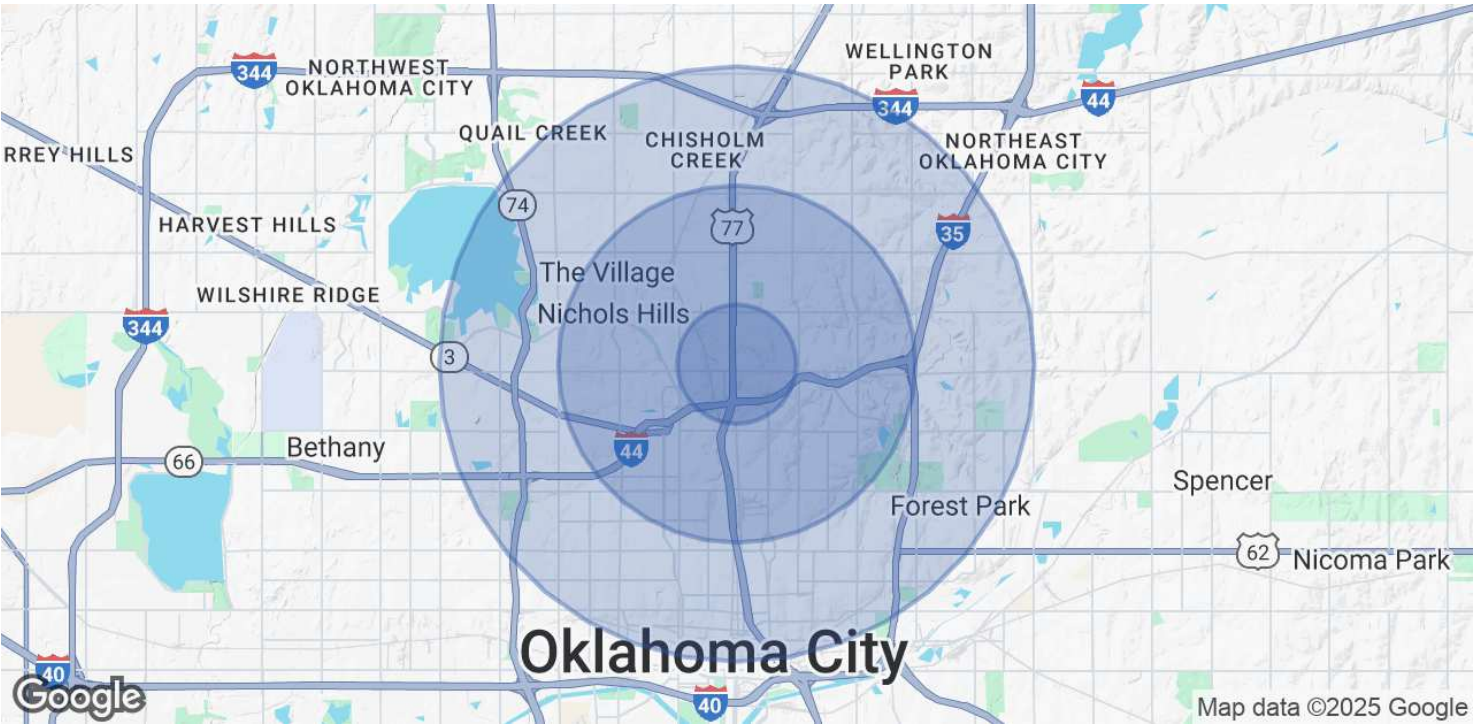
## LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,717	52,190	164,143
Average Age	38	40	39
Average Age (Male)	36	39	38
Average Age (Female)	40	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,211	23,778	74,947
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$67,278	\$92,569	\$81,172
Average House Value	\$237,141	\$363,281	\$293,017

Demographics data derived from AlphaMap