



OFFICE SPACE FOR LEASE

3108 NW 150TH ST

Oklahoma City, OK 73134



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

JULY 21, 2026

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$26 SF/yr (NNN)
Building Size:	6,603 SF
Available SF:	2,000 - 4,000 SF
Built:	2026
TIA:	Negotiable

PROPERTY OVERVIEW

For lease: 3108 NW 150th St offers newly constructed office space in a rapidly growing northwest Oklahoma City corridor. Currently delivered in shell condition, the space is in the early stages of build-out, allowing tenants the flexibility to create a custom layout or select a spec suite designed to meet their operational needs. Located near the Memorial Road corridor with convenient access to major thoroughfares, the property is surrounded by restaurants, retail, and professional services, providing an ideal setting for office, corporate, or medical users.

SPACES	LEASE RATE	SPACE SIZE
Suite 200	\$26.00 SF/yr	2,000 - 4,000 SF

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3108 NORTHWEST 150TH STREET
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ADDITIONAL PHOTOS



TYLER HUXLEY
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FLOOR PLANS



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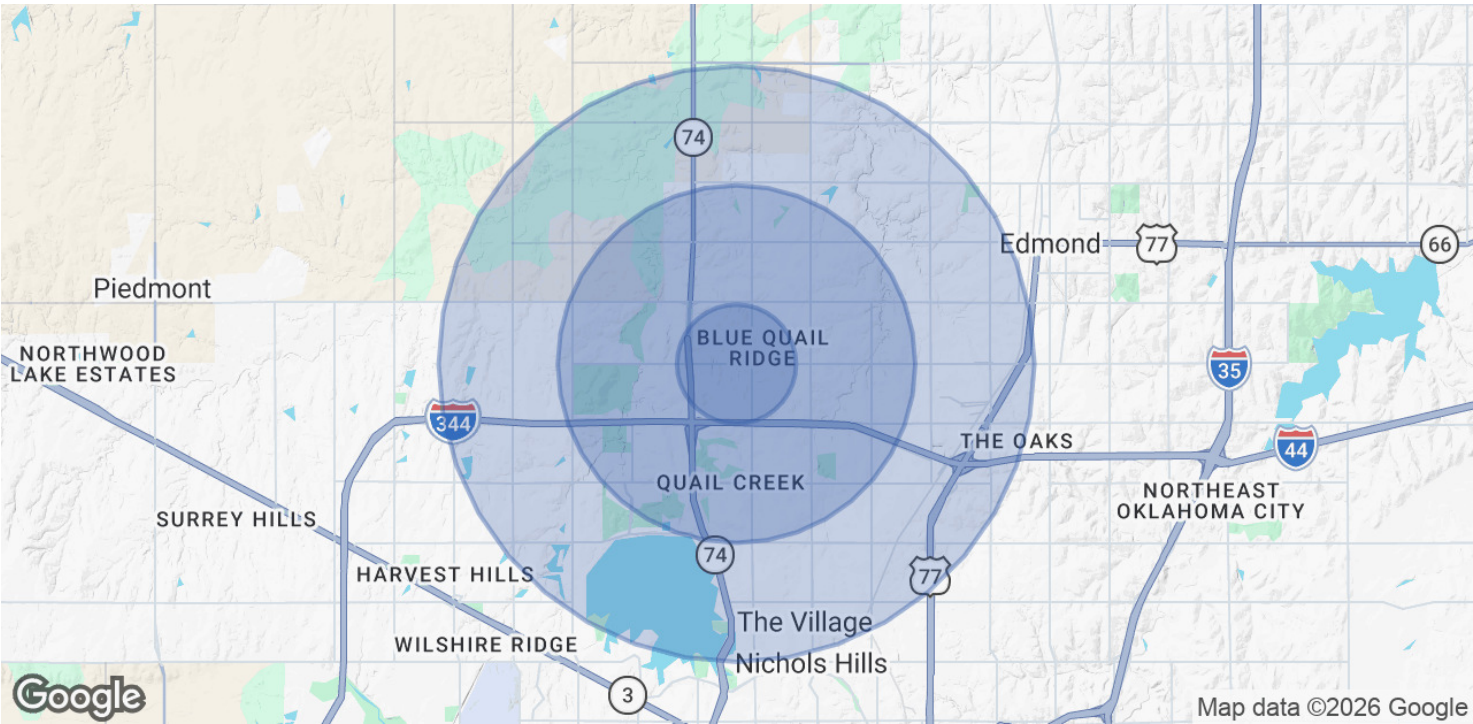
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,776	72,163	167,315
Average Age	38.6	36.9	37.2
Average Age (Male)	36.5	36.2	36.0
Average Age (Female)	40.6	38.8	39.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,020	30,871	71,393
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$103,659	\$120,558	\$112,458
Average House Value	\$330,347	\$365,597	\$315,749

2023 American Community Survey (ACS)

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