



OFFICE SPACE FOR LEASE

4334 NORTHWEST EXPRESSWAY

Oklahoma City, OK 73116

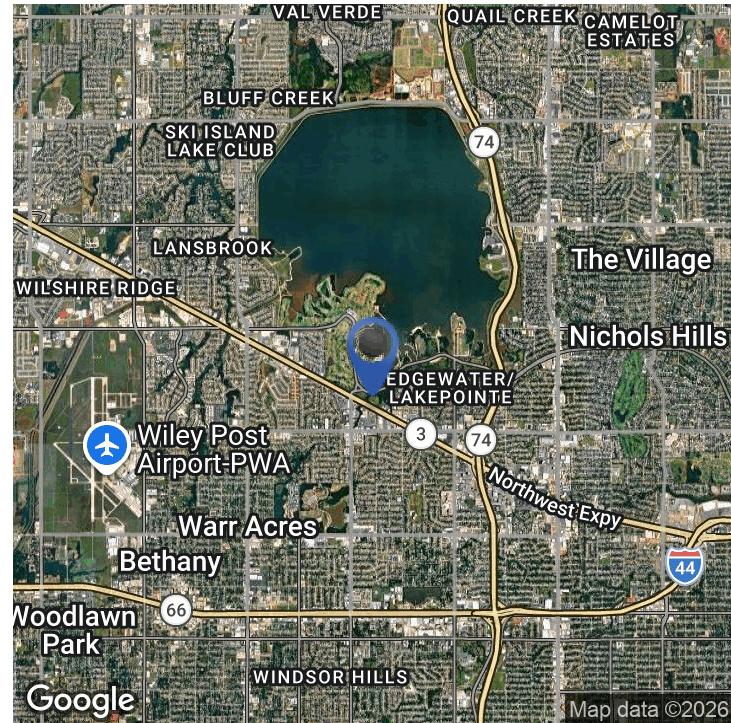


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EXECUTIVE SUMMARY



Lease Rate	\$15.25 - 19.28 SF/YR
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PROPERTY OVERVIEW

Discover an exceptional leasing opportunity for your business at Northwest Office Center, a well-appointed professional office building in a premier Oklahoma City location. This property offers a variety of suite sizes with flexible floor plans to accommodate a range of business needs, making it an ideal setting for medical, legal, financial, or other professional services.

With numerous amenities, tenants enjoy the convenience of ample surface parking, two conference centers, an outdoor courtyard with a pond, multiple entrances, high-speed internet access, and inviting common areas.

Strategically positioned along NW Expressway, the property offers excellent visibility and close proximity to Lake Hefner Parkway, ensuring smooth commutes and easy navigation across the metro.

The surrounding area is home to a wide array of retail, dining, and service amenities, including Target, Sam's Club, Walmart, Home Depot, Hobby Lobby, and the upcoming Trader Joe's. Popular dining options nearby include Panera Bread, Clark Crew BBQ, Charleston's, Chick-fil-A, Louie's Grill & Bar, S&B's Burger Joint, and more.

Whether you're starting a new venture or expanding your business, Northwest Office Center provides the accessibility, amenities, and professional environment to help your business thrive.

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LEASE SPACES

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
100	1,821 SF	Full Service	\$15.25 SF/yr
102	969 SF	Full Service	\$1,250 per month
106	4,337 SF	Full Service	\$15.25 SF/yr
125	2,306 SF	Full Service	\$15.25 SF/yr
166	1,773 SF	Full Service	\$15.25 SF/yr
175	1,578 SF	Full Service	\$15.25 SF/yr
176	1,569 SF	Full Service	\$15.25 SF/yr
187	1,540 SF	Full Service	\$16.25 SF/yr
201	4,544 SF	Full Service	\$15.25 SF/yr
202	1,167 SF	Full Service	\$1,500 per month
211	498 SF	Full Service	\$800 per month
214	702 SF	Full Service	\$1,000 per month
216	893 SF	Full Service	\$1,250 per month
222	593 SF	Full Service	\$800 per month
227	2,034 SF	Full Service	\$15.25 SF/yr
235	1,068 SF	Full Service	\$1,500 per month
236	1,302 SF	Full Service	\$15.25 SF/yr
237	617 SF	Full Service	\$800 per month
240	700 SF	Full Service	\$1,000 per month
260	770 SF	Full Service	\$1,000 per month
261	1,765 SF	Full Service	\$15.25 SF/yr
265	1,133 SF	Full Service	\$1,500 per month
270	1,121 SF	Full Service	\$1,500 per month
272	1,422 SF	Full Service	\$15.25 SF/yr
273	1,389 SF	Full Service	\$15.25 SF/yr
291	2,037 SF	Full Service	\$15.25 SF/yr

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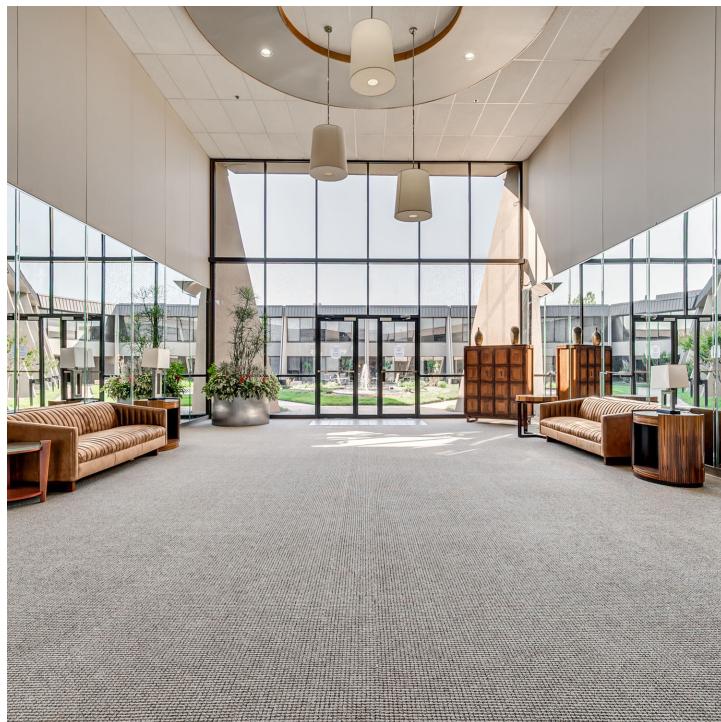
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ADDITIONAL PHOTOS

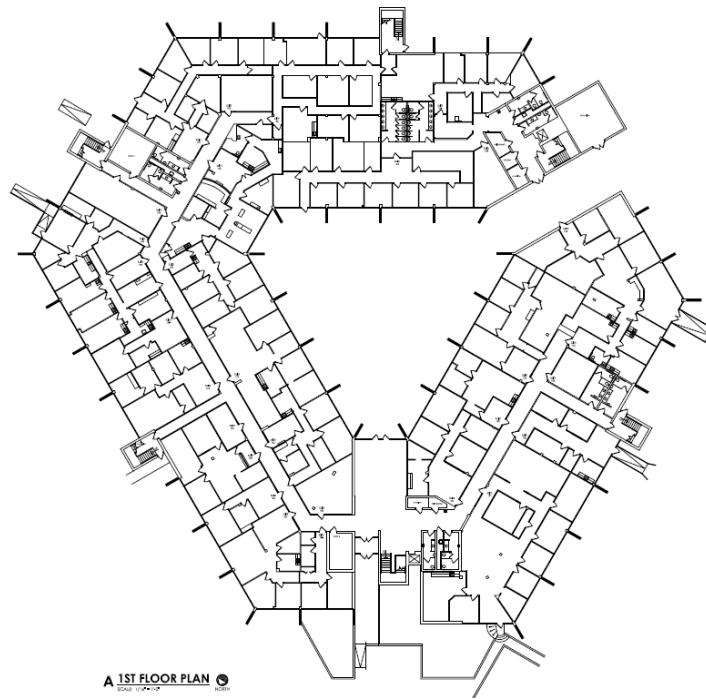
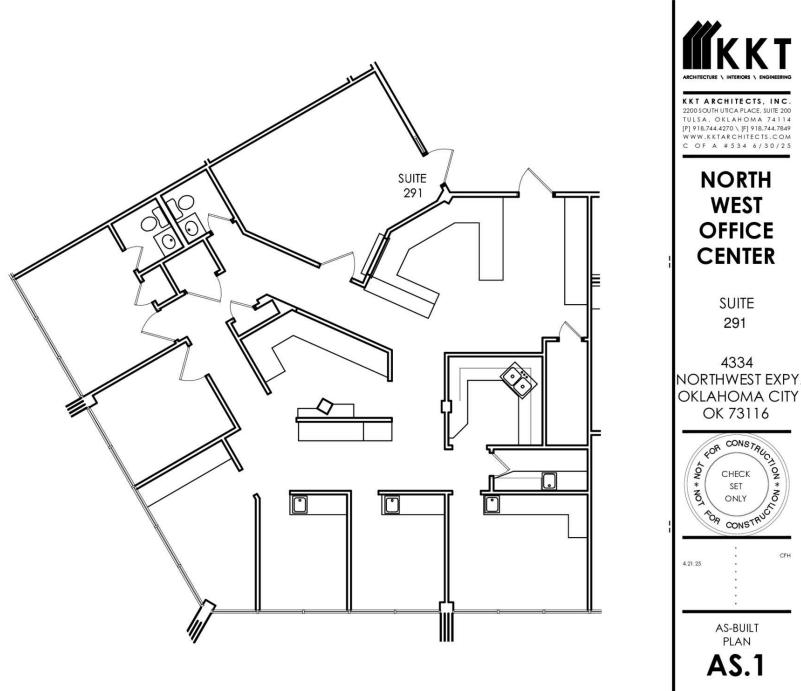


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FLOOR PLANS

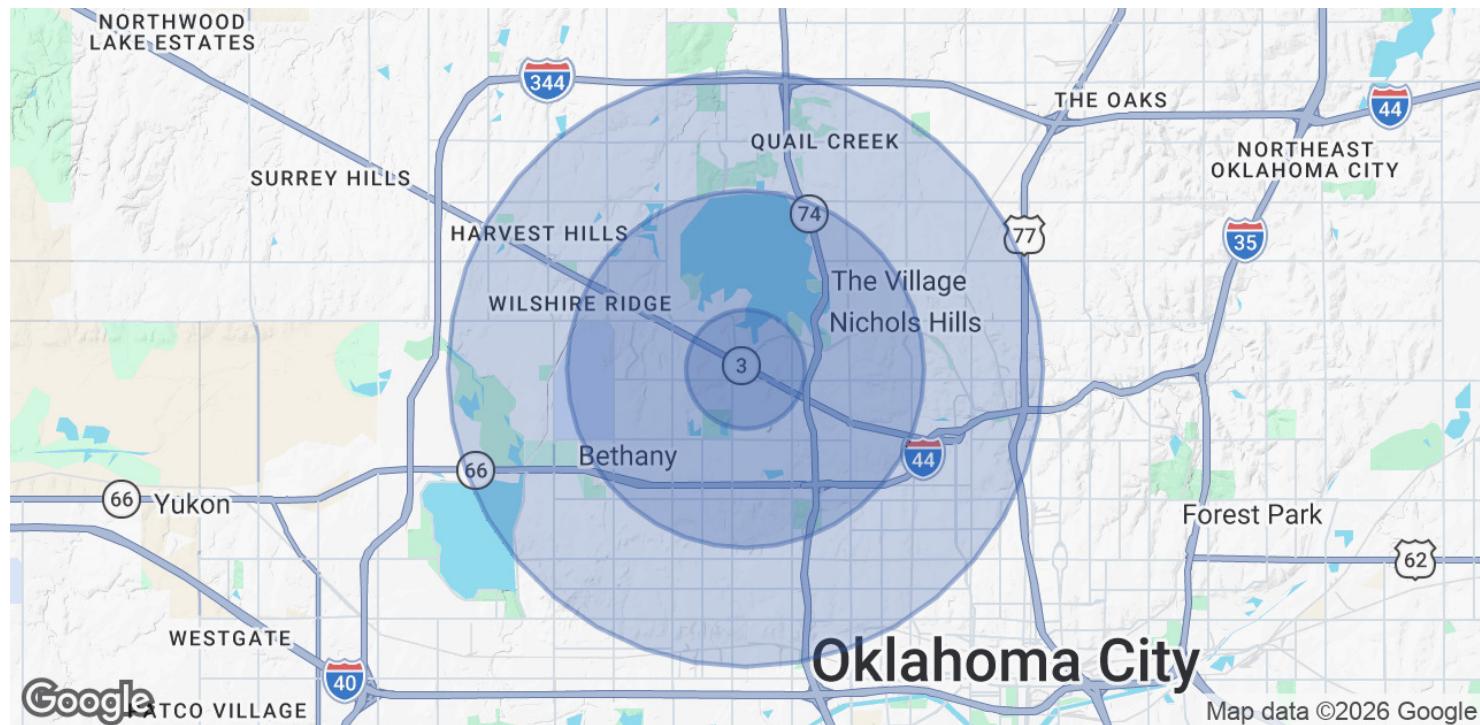


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,209	86,042	252,786
Average Age	41	40	39
Average Age (Male)	40	38	38
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,472	37,498	109,478
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$78,844	\$81,190	\$84,358
Average House Value	\$208,980	\$269,657	\$264,723

Demographics data derived from AlphaMap

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RETAILER MAP



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