

FOR LEASE



**BANTA PROPERTY GROUP, LLC**

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**BANTA**  
Property Group

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# 5770 NW EXPRESSWAY

5770 NW EXPRESSWAY, WARR ACRES, OK 73132



## OFFERING SUMMARY

Lease Rate:	\$12.00 - 14.00 SF/yr (Full Service)
Building Size:	11,000 SF
Available SF:	1,000 - 2,000 SF
Lot Size:	24,078 SF
Number of Units:	20
Year Built:	1971
Zoning:	C-4

## PROPERTY OVERVIEW

Discover a premier leasing opportunity at 5770 NW Expressway, this space provides a professional environment ideal for a range of businesses. Tenants will appreciate the ample parking, easy access to major roadways, and proximity to a variety of dining and retail options. With flexible floor plans and customizable spaces, this property is perfectly suited to accommodate the unique needs of any tenant. Take advantage of this prime location to elevate your business operations and make a lasting impression on clients and employees alike. Experience the perfect blend of comfort, style, and functionality at 5770 NW Expressway.

## PROPERTY HIGHLIGHTS

- First Floor and Second Floor Leasing Options.
- Ample Parking
- Prime location.
- High Traffic Corridor (54,000 VPD)

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## ADDITIONAL PHOTOS

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## LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,000 - 2,000 SF	Lease Rate:	\$12.00 - \$14.00 SF/yr

## AVAILABLE SPACES

### SUITE    TENANT    SIZE (SF)    LEASE TYPE    LEASE RATE    DESCRIPTION

Suite 102	Available	2,000 SF	Full Service	\$14.00 SF/yr	<p>First-Floor Office Suite for Lease   Move-In Ready</p> <p>Welcome clients to a professional, private office suite featuring multiple entrances, video surveillance, and flexible layout options that can be divided to fit your needs.</p> <p>Enjoy a spacious floor plan with several private offices, a kitchenette, and access to common restrooms. Ideal for medical, professional, or service-based businesses seeking visibility, security, and convenience — all on the first floor.</p> <p>Prime location with easy access and parking Perfect for teams or individual professionals Flexible lease terms available</p>
Suite 202	Available	1,000 SF	Full Service	\$12.00 SF/yr	<p>Second-Floor Office Suite for Lease   Suite 102</p> <p>Bright and versatile upstairs office suite featuring interior and exterior stair access for convenience and privacy. This space includes multiple private offices and offers a professional layout ideal for businesses seeking functionality and affordability in a great location.</p> <p>Enjoy video surveillance, shared common restrooms, and flexible configuration options to fit your team's needs.</p> <p>Convenient access via both interior &amp; exterior stairs Ideal for small businesses, creatives, or professional services Flexible lease terms available</p>

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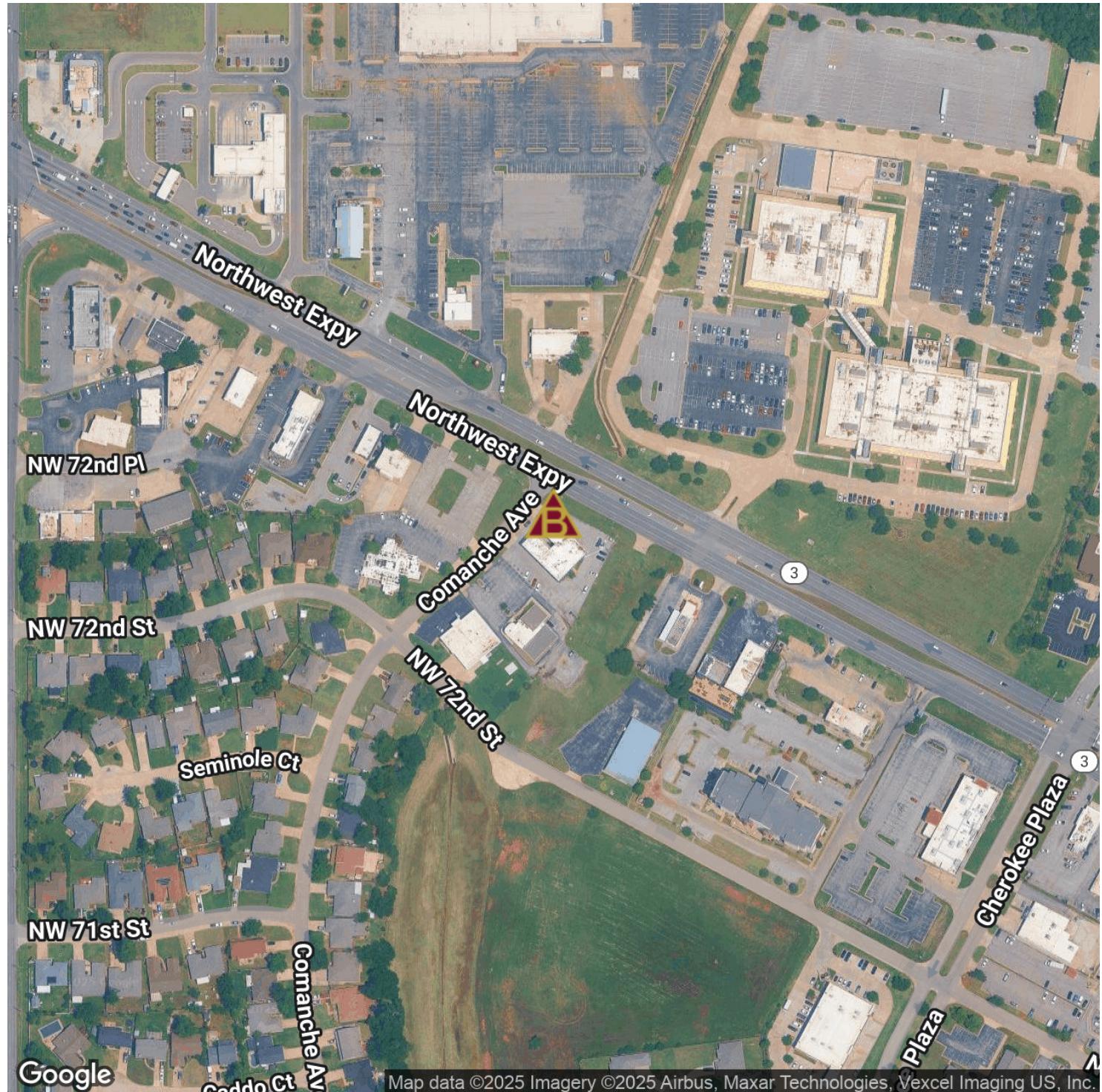
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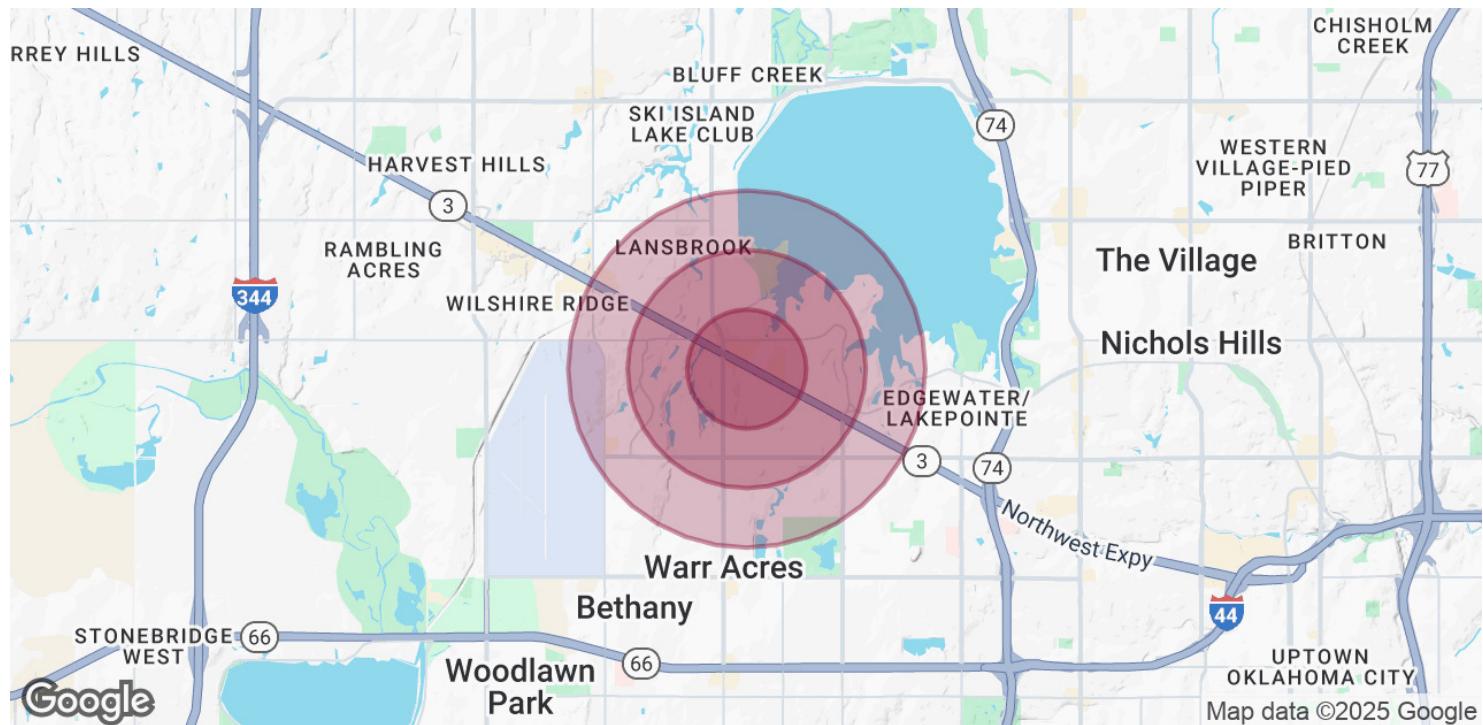
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,079	12,069	22,586
Average Age	41	38	38
Average Age (Male)	39	36	36
Average Age (Female)	43	39	39

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	830	4,830	9,452
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$84,536	\$75,271	\$71,337
Average House Value	\$224,142	\$233,099	\$217,258

Demographics data derived from AlphaMap

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