



CREEK|CRE

OFFICE SPACE FOR LEASE

3110 SW 89TH

Oklahoma City, OK 73159



CHASE ANDERSON

405.570.3606

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CORRY MAZZA

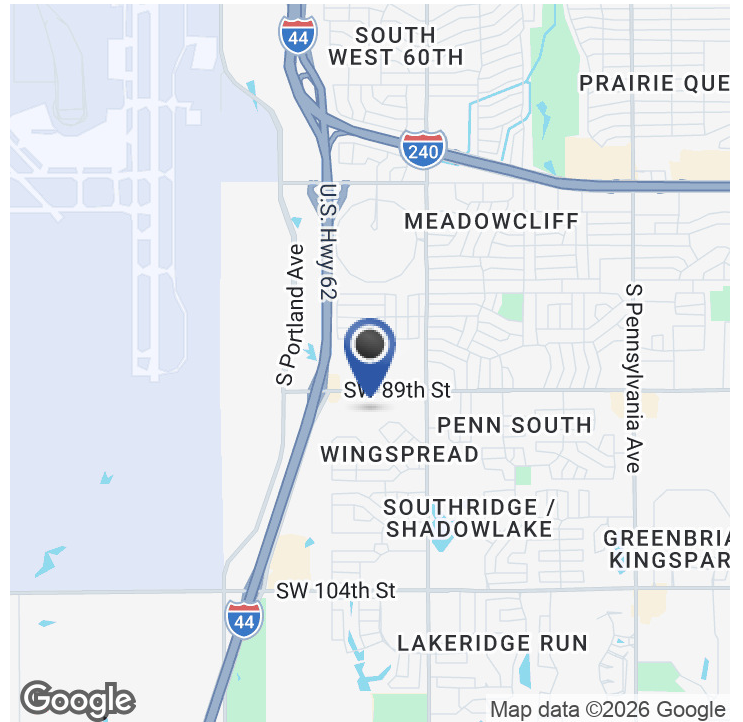
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600 NE 4TH STREET, SUITE 100 | OKLAHOMA CITY, OK 73104-6231 | 405.510.0079 | CREEKCRE.COM

APRIL 01, 2026

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$28 SF/yr (MG)
Building Size:	44,686 SF
Available SF:	2,487 - 7,184 SF
Lot Size:	1.39 Acres
Year Built:	2008
Market:	Oklahoma City
Submarket:	South Oklahoma City

PROPERTY OVERVIEW

Don't miss this fantastic leasing opportunity at 3110 SW 89th in Oklahoma City. This property is in a prime location, just seconds from I-44 and minutes from Downtown OKC. This property boasts great visibility, ample parking and great demographics. The property offers multiple floors plans of move in ready medical space. Located adjacent to HPI Community Hospital, providing great healthcare synergies.

PROPERTY HIGHLIGHTS

- Great Visibility and Location
- Ample Parking
- Move in ready medical space
- Flexible Floor Plans
- Great tenant mix and healthcare synergy

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ADDITIONAL PHOTOS



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LEASE SPACES

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,487 - 7,184 SF	Lease Rate:	\$28 SF/yr

AVAILABLE SPACES

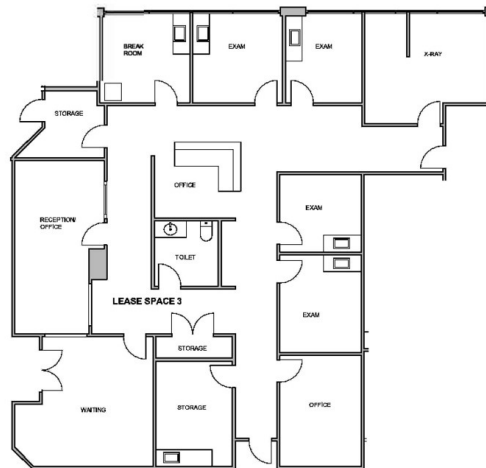
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 102C	2,806 - 5,293 SF	Modified Gross	\$28.00 SF/yr	Turnkey medical suite with multiple exam rooms, X-Ray, large reception, large waiting, private office, private restroom and employee break room.
■ Suite 104	2,487 - 5,293 SF	Modified Gross	\$28.00 SF/yr	Turnkey medical suite with multiple exam rooms, large reception, large waiting, private office, private restroom and employee break room.
■ Suite 200 A-B	4,028 SF	Modified Gross	\$28.00 SF/yr	Turnkey medical suite with multiple exam rooms, large reception, large waiting, private offices, private restrooms, conference room and employee break room.
■ Suite 200 D	3,000 - 7,184 SF	Modified Gross	\$28.00 SF/yr	Turnkey medical suite with numerous exam rooms, large private offices, multiple private restrooms, large break room, waiting area and large reception.

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FLOOR PLAN

3110 SW 89th ST, OKLAHOMA CITY, OK 73159



KEY PLAN

First Floor - Suite 102 C



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FLOOR PLAN

3110 SW 89th ST, OKLAHOMA CITY, OK 73159



KEY PLAN

First Floor - Suite 104

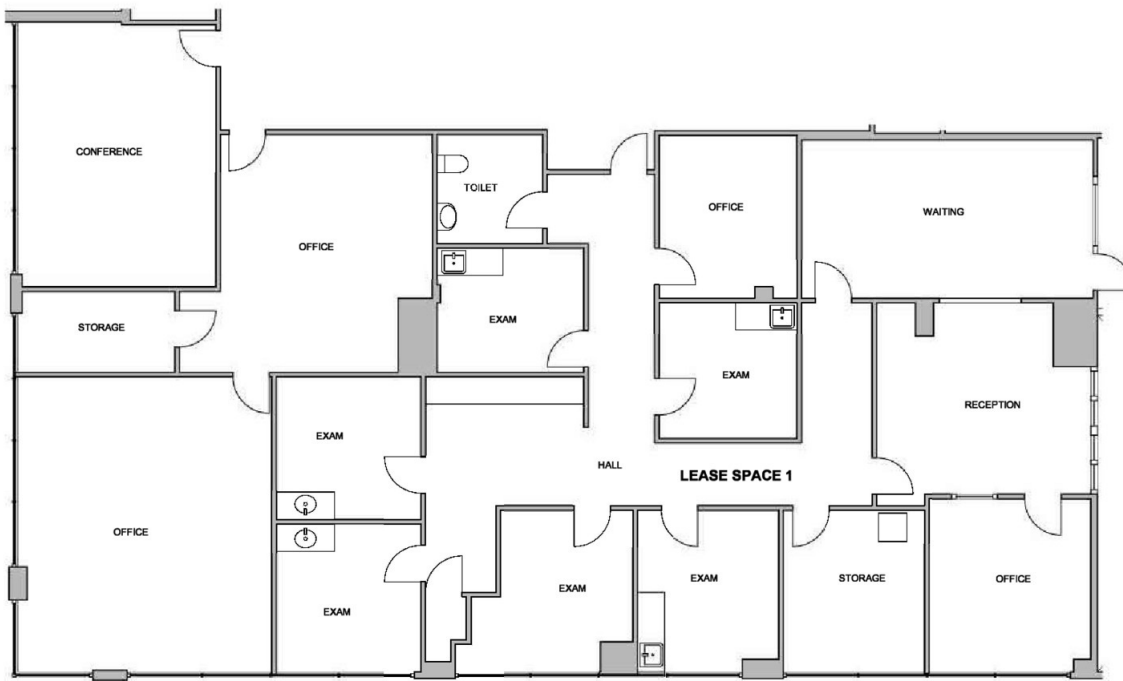


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FLOOR PLAN

3110 SW 89th ST, OKLAHOMA CITY, OK 73159



KEY PLAN



Second Floor - Suite 200 A-B

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FLOOR PLAN

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KEY PLAN

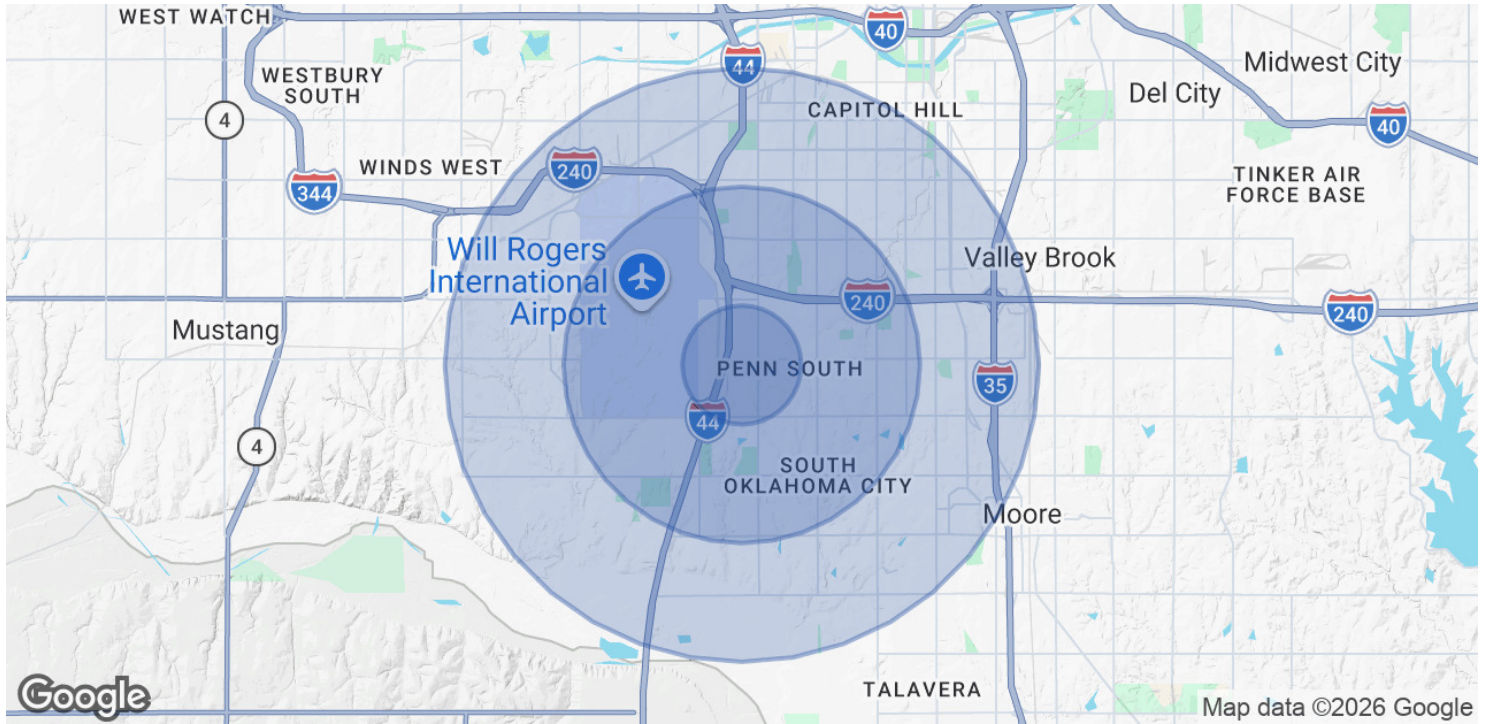


Second Floor - Suite 200 D

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,152	75,369	180,097
Average Age	38	38	37
Average Age (Male)	37	37	36
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,500	27,906	65,644
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$80,414	\$78,723	\$72,514
Average House Value	\$203,507	\$207,099	\$188,254

Demographics data derived from AlphaMap

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