

**FOR SALE**

**\$1,562,852**

**817 NE 63<sup>rd</sup> Street, Oklahoma City**



**INTERWEST  
REALTY**

Presented by

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# Executive Summary

## **High-End, Move-In-Ready Office Headquarters with Exceptional Parking in Central Oklahoma City Premier Office Headquarters Opportunity**

### **817 NE 63rd Street | Oklahoma City, OK 73105**

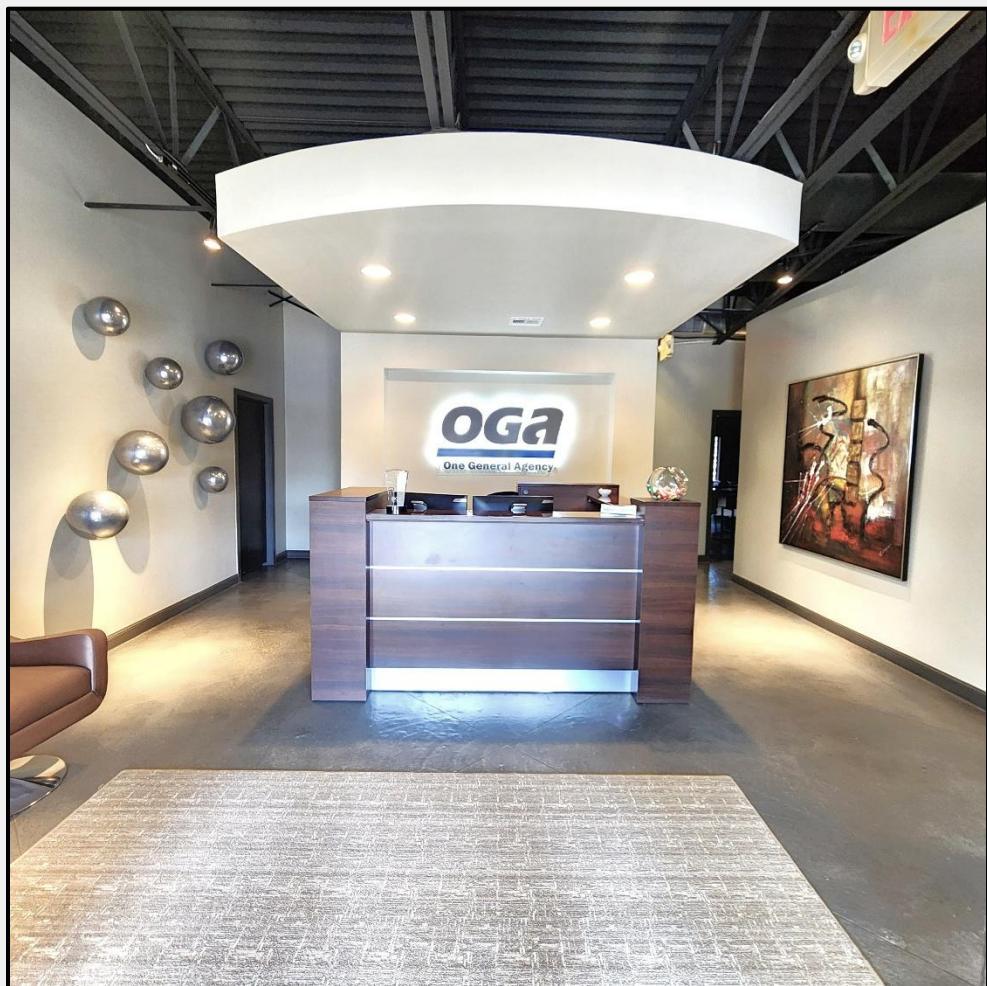
Position your business in this exceptional 10,419± SF high-end office facility situated on 1.133 acres in a centrally located Oklahoma City corridor. This property was totally renovated in "as new" condition in early 2000, with many ongoing improvements delivering a refined, modern facility that is not only aesthetically pleasing that will deliver an efficient and professional environment. The current owner outgrew the facility, and has already purchased a new facility, so we can deliver this property in late March 2026.

The interior showcases a striking entry and lobby, setting a strong first impression for clients and visitors. Designed for productivity and flexibility, the layout includes 16 private windowed offices, 26 additional interior offices uniquely constructed to lend openness to the user, a large conference room, and multiple print and copy stations strategically placed throughout. A spacious IT/server room and dedicated mail room support operational efficiency, while a large kitchen and breakroom and on-site workout room enhance employee comfort and convenience.

The building is complemented by at least 96 dedicated parking spaces, providing ample parking for staff and guests alike—an increasingly rare advantage for office users.

With its modern, high-end finishes, thoughtful layout, and generous parking, this property is ideally suited for a corporate headquarters, professional services firm, medical or administrative office, or owner-user investment seeking a move-in-ready, Class-A-quality environment.

A rare opportunity to acquire a fully renovated office structure situated on private end of the road lot in such a convenient NE OKC location.



# Office Building

817 NE 63<sup>rd</sup> Street | Oklahoma City

1974

Year Built

2014

Renovations

10,419

Square Feet

1.133

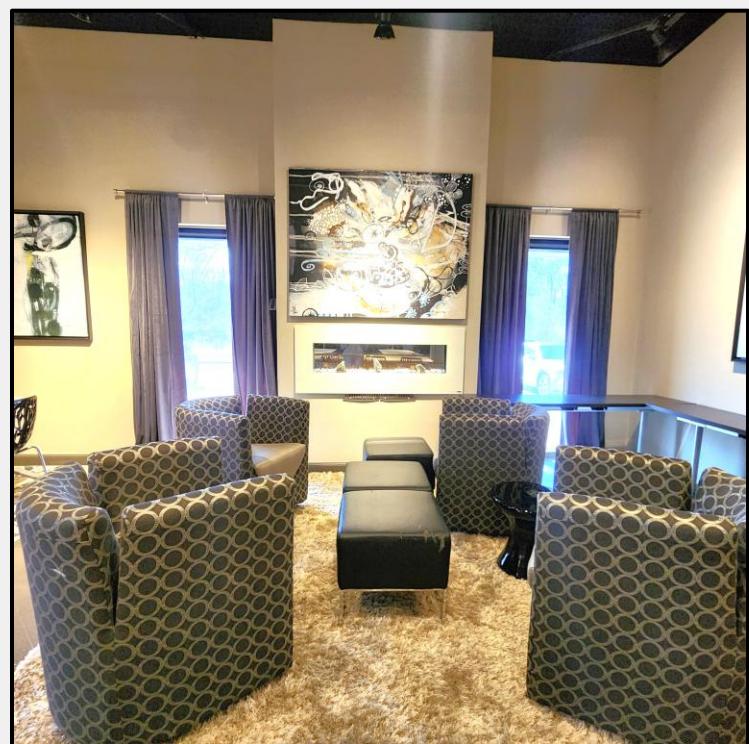
Acres

0-2

Zoning

96

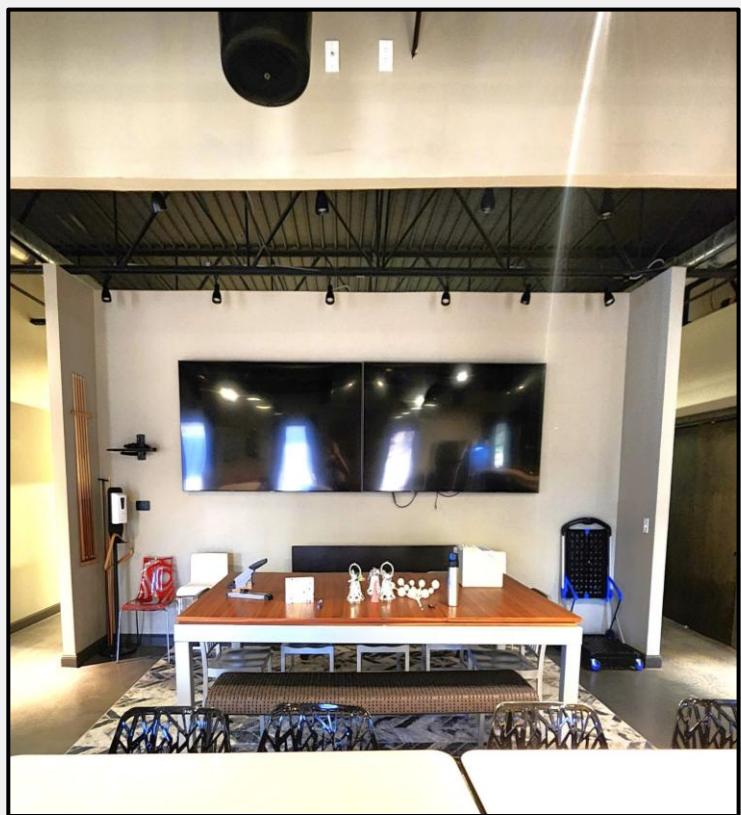
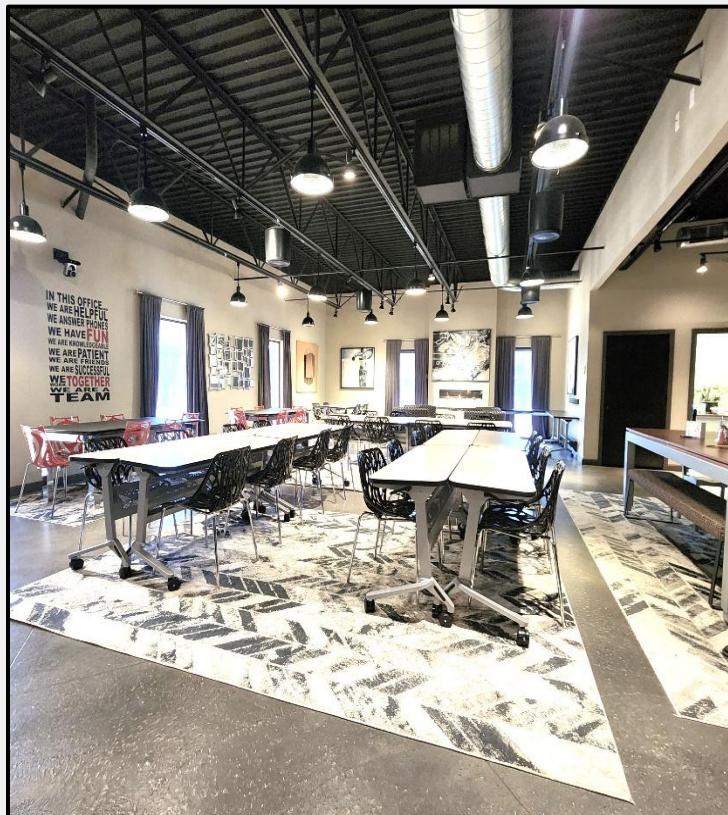
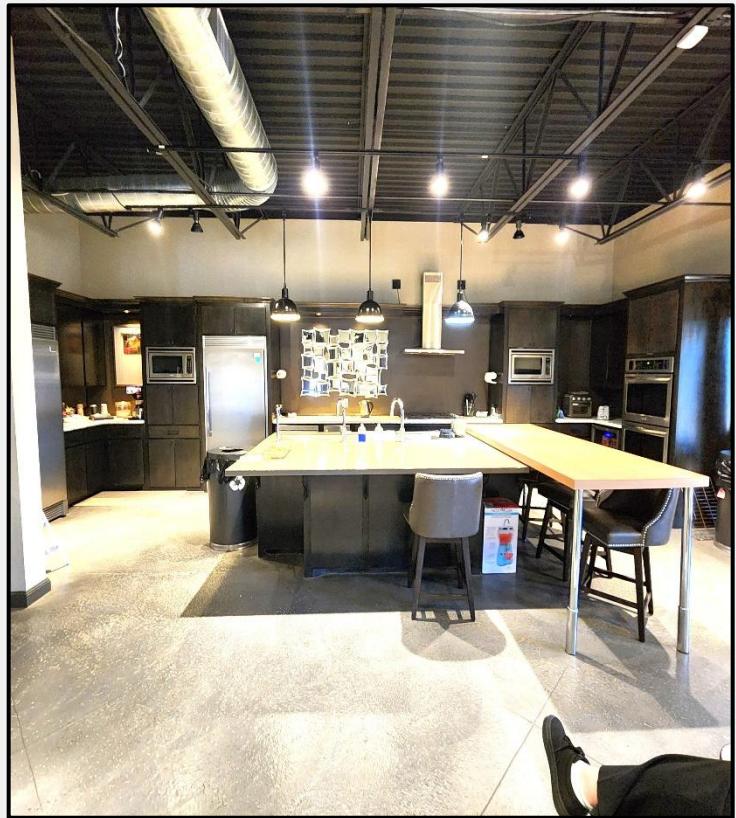
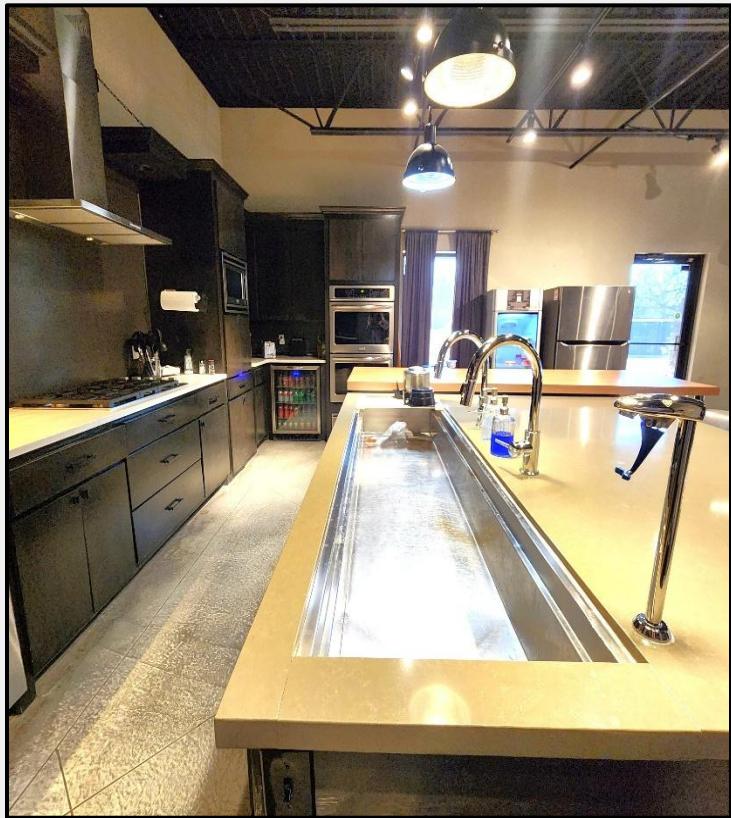
Parking Spaces



# Floor Plan









# Property Highlights

- Highly Centralized Urban Location – Situated in the heart of Oklahoma City, offering quick access to Downtown, Midtown, Nichols Hills, and the Broadway Extension corridor.
- Excellent Accessibility – Convenient proximity to I-235, I-44, and US-77 (Broadway Extension) allows for efficient commuting from all parts of the metro.
- Minutes from Key Business & Medical Hubs – Close to Downtown OKC, OU Health, Oklahoma Children's Hospital, and the State Capitol complex.
- Surrounded by Established Office & Institutional Users – The area supports professional, medical, nonprofit, and governmental office uses.
- Employee-Friendly Amenities Nearby – Immediate access to restaurants, retail, banking, and services in Midtown, Uptown, and Nichols Hills.
- Ample On-Site Parking – At least 96 dedicated parking spaces, a significant advantage for central-city office users.
- Strong Visibility & Professional Setting – Located along NE 63rd Street with easy wayfinding and a polished corporate presence.



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