

L u x u r y F L E X R E T A I L & O F F I C E



15517 N PENNSYLVANIA AVE

CBRE

COMING MAY 2026 TO NORTH OKC

O K L A H O M A C I T Y



SITE PLAN

SALE PRICE
\$750,000



LEASE RATE
\$24.00 PSF



CONDITIONS
Built-to-Suit

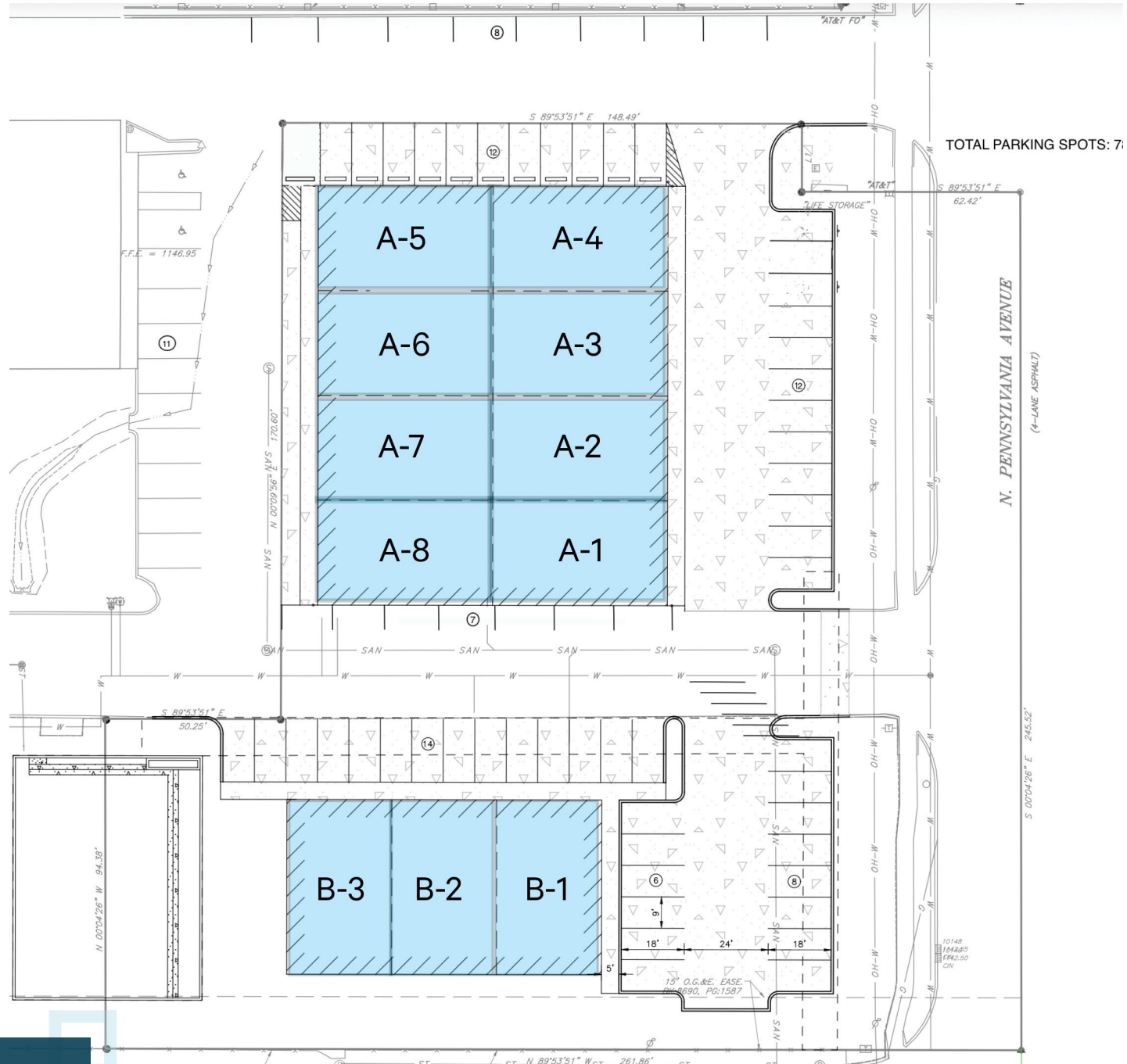


EACH UNIT FEATURES

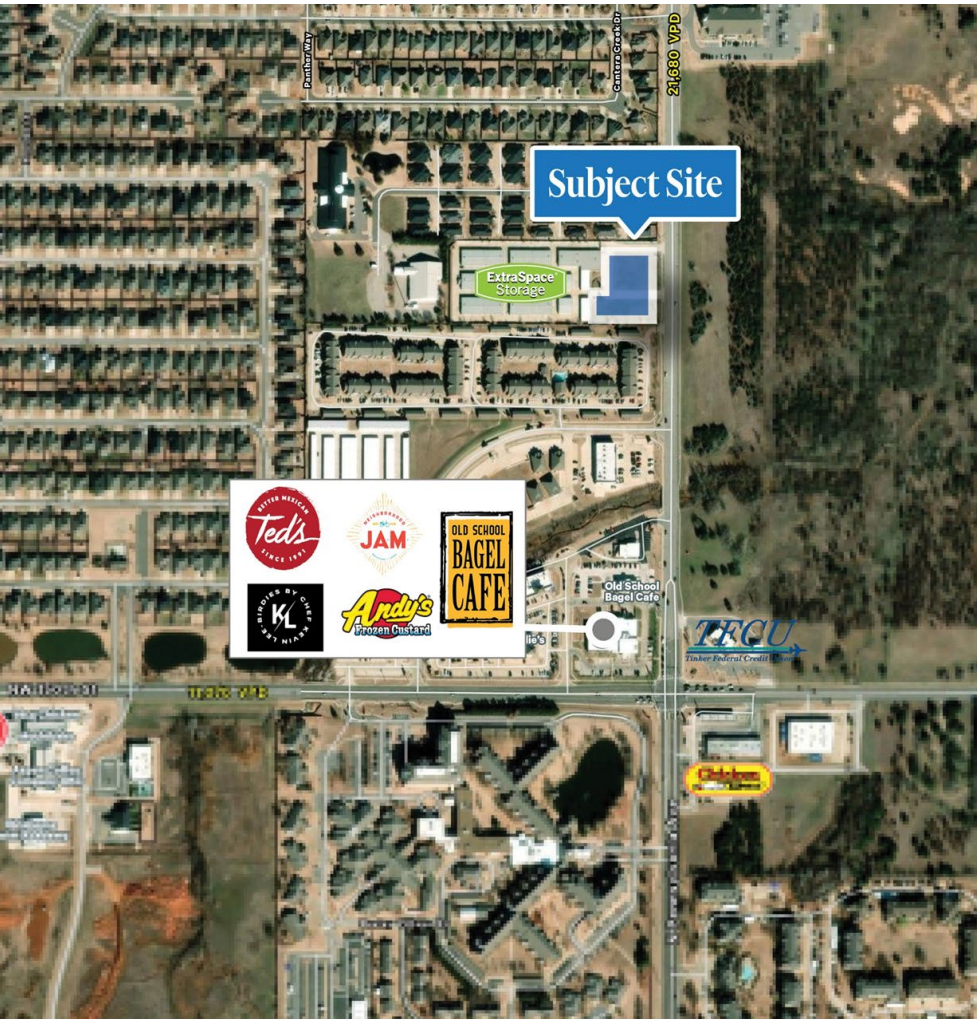
- 3,000± SF on two floors.
- 10' Glass rollup door
- Two restrooms
- Kitchenette
- 78 Parking Spots

(5) END UNITS FEATURE

- Juliet balcony



Pennflex offers a unique opportunity to own a modern, flexible workspace in Oklahoma City with a perfect blend of functionality, visibility, and convenience.



DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
POPULATION			
2025 Population	13,620	82,811	179,313
2030 Population - Projection	13,872	84,736	183,130
2025-2030 Annual Population Growth	0.4%	0.5%	0.4%
HOUSEHOLD INCOME			
Average Household Income	\$103,951	\$114,422	\$105,151
Median Household Income	\$82,561	\$88,953	\$81,043
DAYTIME EMPLOYMENT			
# of Employees	2,788	36,256	94,923
# of Businesses	433	4,389	12,077
TRAFFIC COUNTS			
STREET NAME	VPD		
N Pennsylvania Ave	20,264		
NW 150 th	20,136		
NW 155 th St & N Penn	19,679		

FLEXIBLE BUILT-TO-SUIT OPTIONS, ALLOWING YOU TO CREATE THE IDEAL ENVIRONMENT FOR PRODUCTIVITY AND GROWTH.

A E R I A L



LUXURY FLEX RETAIL & OFFICE

15517
PENN AVE



C O N T A C T U S

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