



CREEK|CRE

OFFICE SPACE FOR LEASE

5909NW

5909 NW Expressway St., Oklahoma City, OK 73132



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FEBRUARY 05, 2026

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|-------------------------------|
| Lease Rate: | \$12.18 - 15.50 SF/yr (Gross) |
| Building Size: | 101,000 SF |
| Available SF: | 623 - 12,888 SF |
| Lot Size: | 3.71 Acres |
| Renovated: | 2010 |

PROPERTY OVERVIEW

This multi-tenant office tower located in Northwest Oklahoma City features stunning views, modern architecture, and various amenities, this space is the perfect place for your business to thrive.

This building features a state-of-the-art conference center, equipped with a kitchenette, abundant seating and a plug and play set up, the conference center offers a professional and inviting space to host events.

In addition, our building also includes a top-of-the-line fitness center, complete with cardio equipment, free weights, and more. You'll never have to sacrifice your fitness routine with this convenient on-site amenity.

Other features of our building include ample parking, 24/7 security, and a knowledgeable on-site management team dedicated to ensuring your business runs smoothly.

With easy access to major highways and public transportation, our location is ideal for businesses of all types. Don't miss out on this opportunity to lease a space in one of Oklahoma City's most sought-after office towers. Contact us today to schedule a tour!

PROPERTY HIGHLIGHTS

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LEASE SPACES

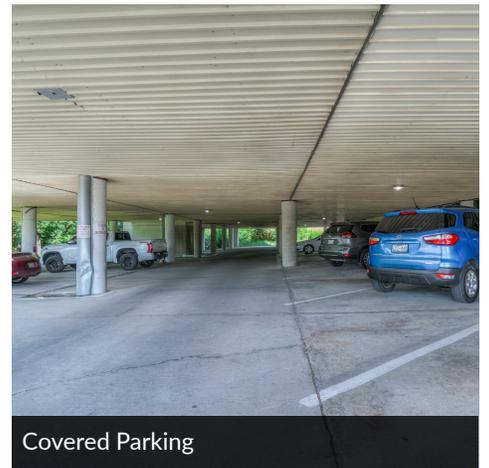
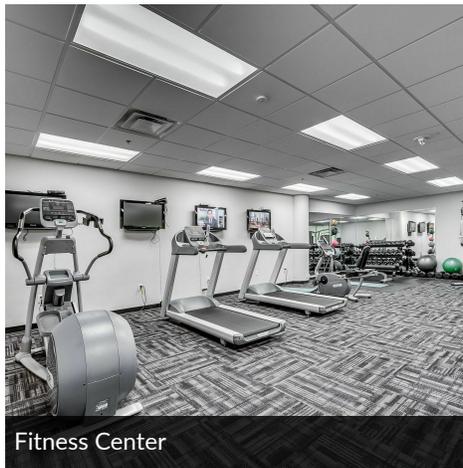
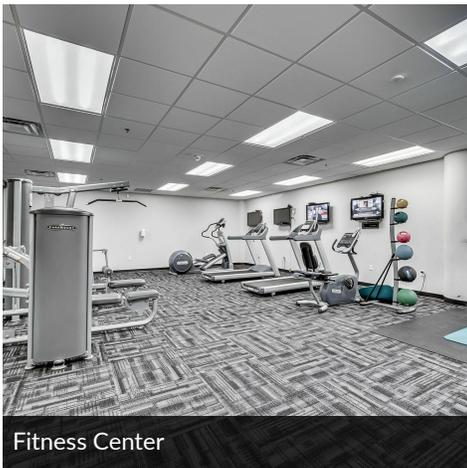
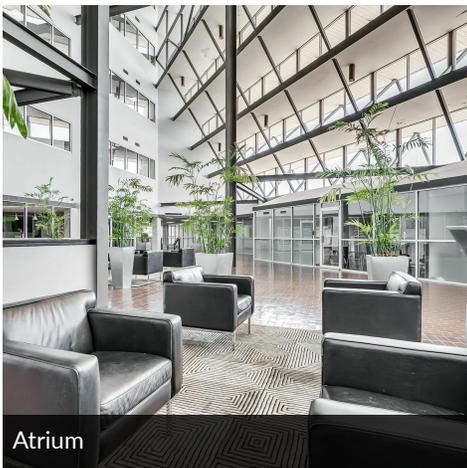
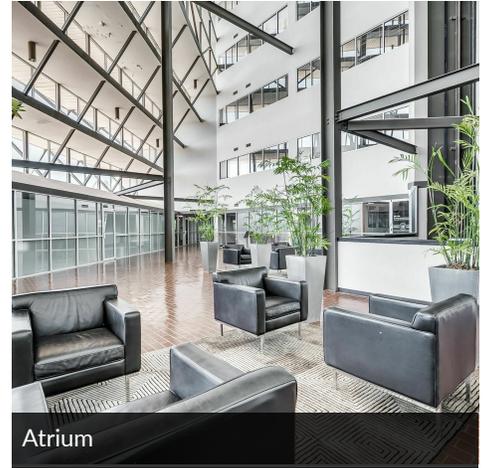
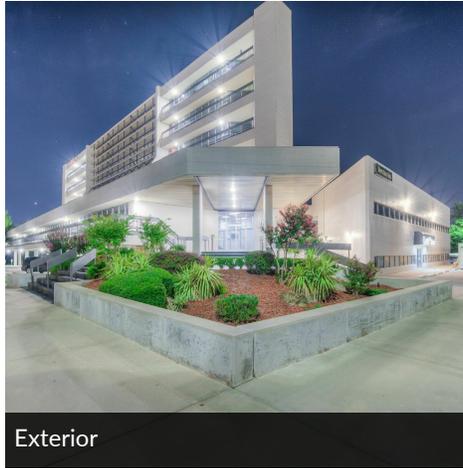
AVAILABLE SPACES

| SUITE | TENANT | SIZE (RSF) | LEASE TYPE | LEASE RATE |
|-------|-----------|-------------------|------------|-------------------|
| 102 | Available | 3,233 SF | Gross | \$15.50 SF/yr |
| 105 | Available | 815 SF | Gross | \$15.50 SF/yr |
| 113 | Available | 714 - 2,186 SF | Gross | \$15.50 SF/yr |
| 165 | Available | 1,472 - 2,186 SF | Gross | \$15.50 SF/yr |
| 295 | Available | 1,442 SF | Gross | \$13.27 SF/yr |
| 360 | Available | 623 SF | Gross | \$15.50 SF/yr |
| 400 | Available | 5,597 SF | Gross | \$15.50 SF/yr |
| 500 | Available | 754 SF | Gross | \$15.50 SF/yr |
| 530 | Available | 1,914 SF | Gross | \$15.50 SF/yr |
| 540 | Available | 1,194 SF | Gross | \$15.50 SF/yr |
| 560 | Available | 961 SF | Gross | \$995 per month |
| 570 | Available | 2,907 SF | Gross | \$2,950 per month |
| 600 | Available | 6,000 - 12,888 SF | Gross | \$13.00 SF/yr |

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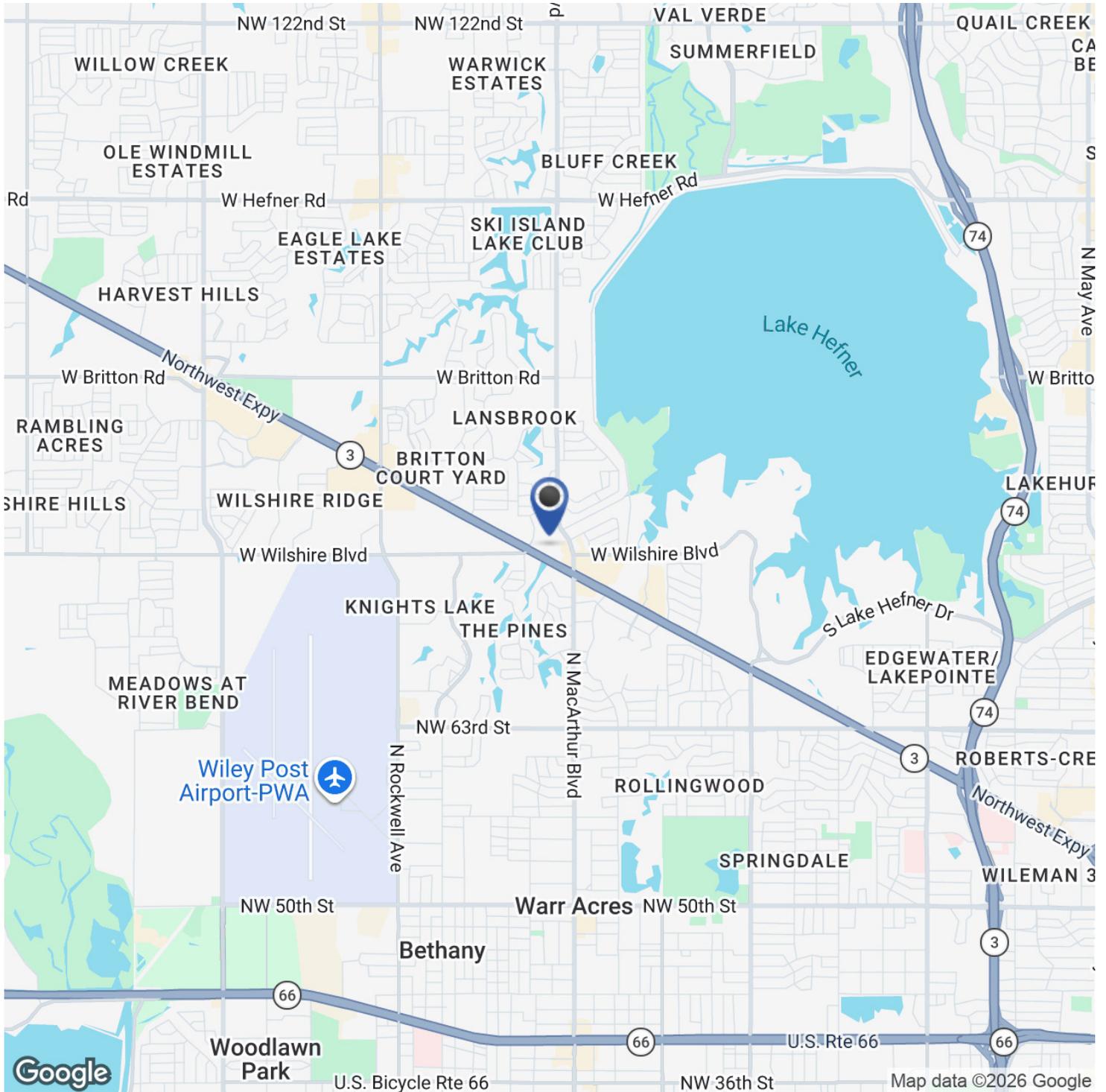
ADDITIONAL PHOTOS



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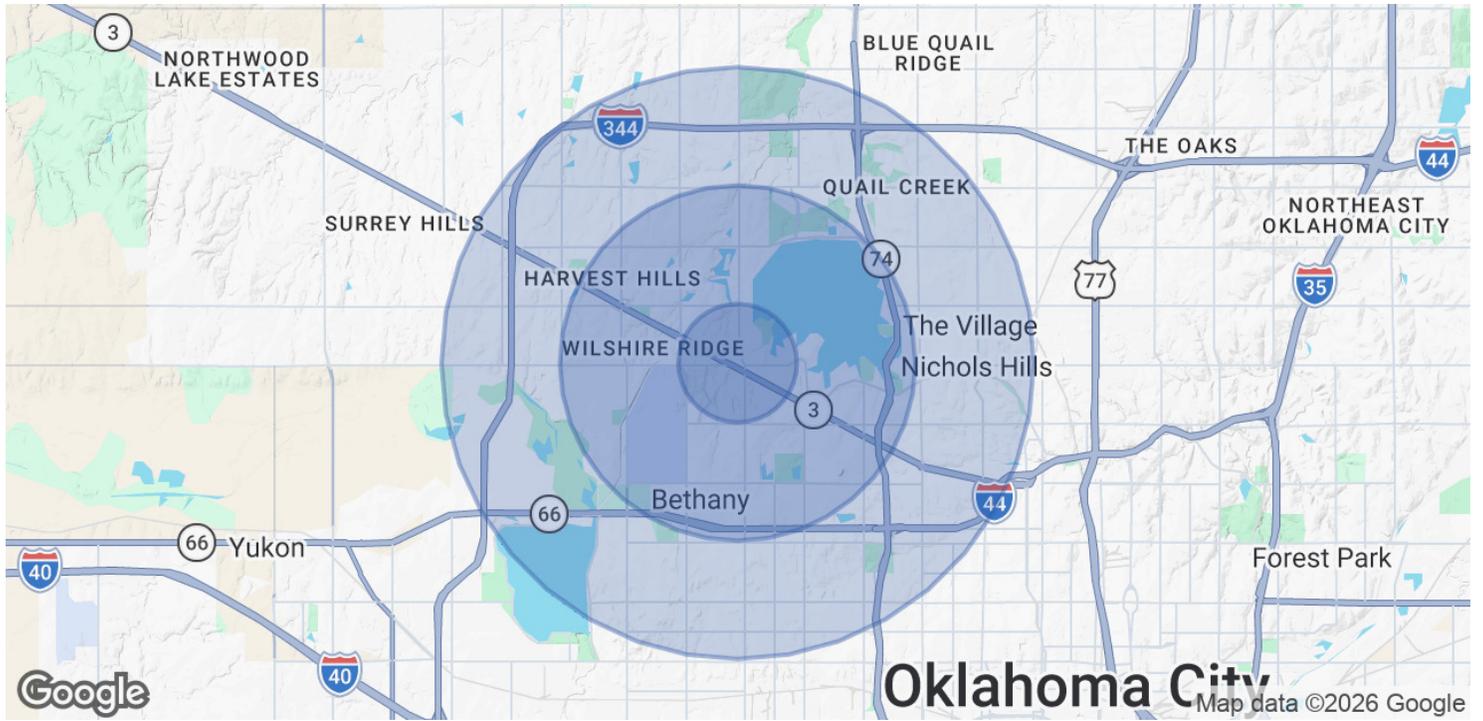
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 12,754 | 75,585 | 206,616 |
| Average Age | 32.8 | 38.9 | 37.2 |
| Average Age (Male) | 32.2 | 37.2 | 36.2 |
| Average Age (Female) | 31.3 | 39.6 | 38.3 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,647 | 34,270 | 95,664 |
| # of Persons per HH | 2.3 | 2.2 | 2.2 |
| Average HH Income | \$54,900 | \$66,245 | \$72,592 |
| Average House Value | \$122,166 | \$147,793 | \$176,918 |

2020 American Community Survey (ACS)

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