



7800 NW 85th Terrace
OKLAHOMA CITY, OK 73132



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At-a-Glance

Address: 7740 NW 85th Terrace
Oklahoma City, OK 73132

Building Size: 100,037 SF

Parking Spaces: 632 and 21 handicap

Year Built: 2000 | 2002

Submarket: North Oklahoma City

Zoning: PUD-262 (C-3 / AE-2)

Available Space

SF Size: 51,826

Rate: \$10.75 SF / NNN

Net Expenses: 2025 - 3.42 SF

Term: Negotiable

Allowance: Yes

Build-out: Plug and Play

Cubicles: 292 desk

Layout: 18 Offices | 7 Conf Rooms

Visit our YouTube link for video presentation at:

<https://youtu.be/2VWR9aH2CII>



Property Overview

7740 NW 85th Terrace is a 100,037 square foot, one-story office building located in Northwest OKC.

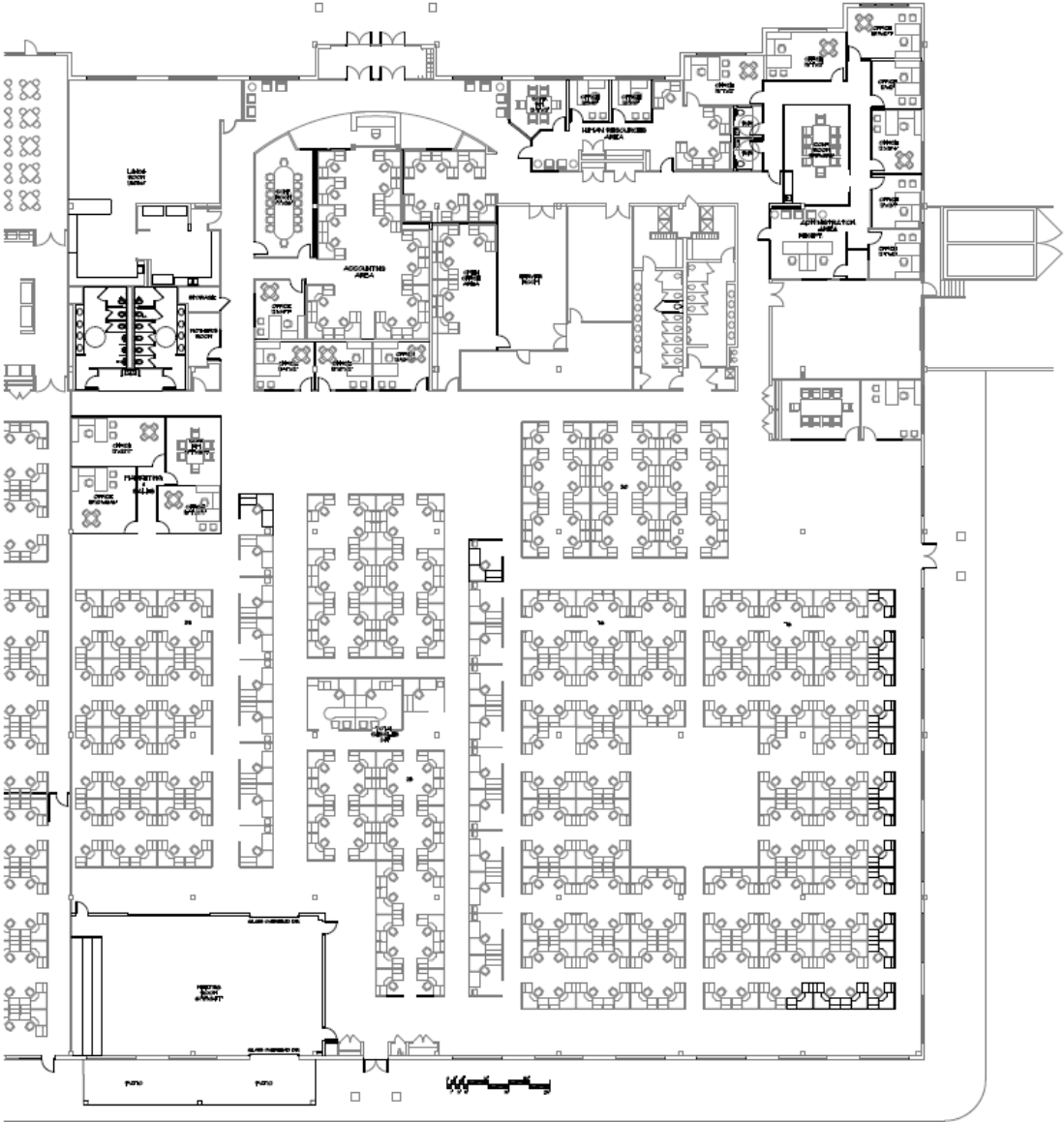
Located just off the North Expressway, the location provides quick access to the John Kilpatrick Turnpike and Lake Hefner Parkway

Formerly occupied by TBS Factoring, the 51,826 SF space currently has furniture in place for a **plug and play, move-in ready space**.

Amenities include: 750k watt **Generator** | Climate Management System | Badge Access Control System | Building Sounds System | Server Room with supplemental HVAC | 2,500 amp 480/277 volt service | AT&T and Cox Fiber | Fire Suppression System / Fire Alarm

The remainder of the building is occupied by the Oklahoma Heart Hospital.

Floorplan

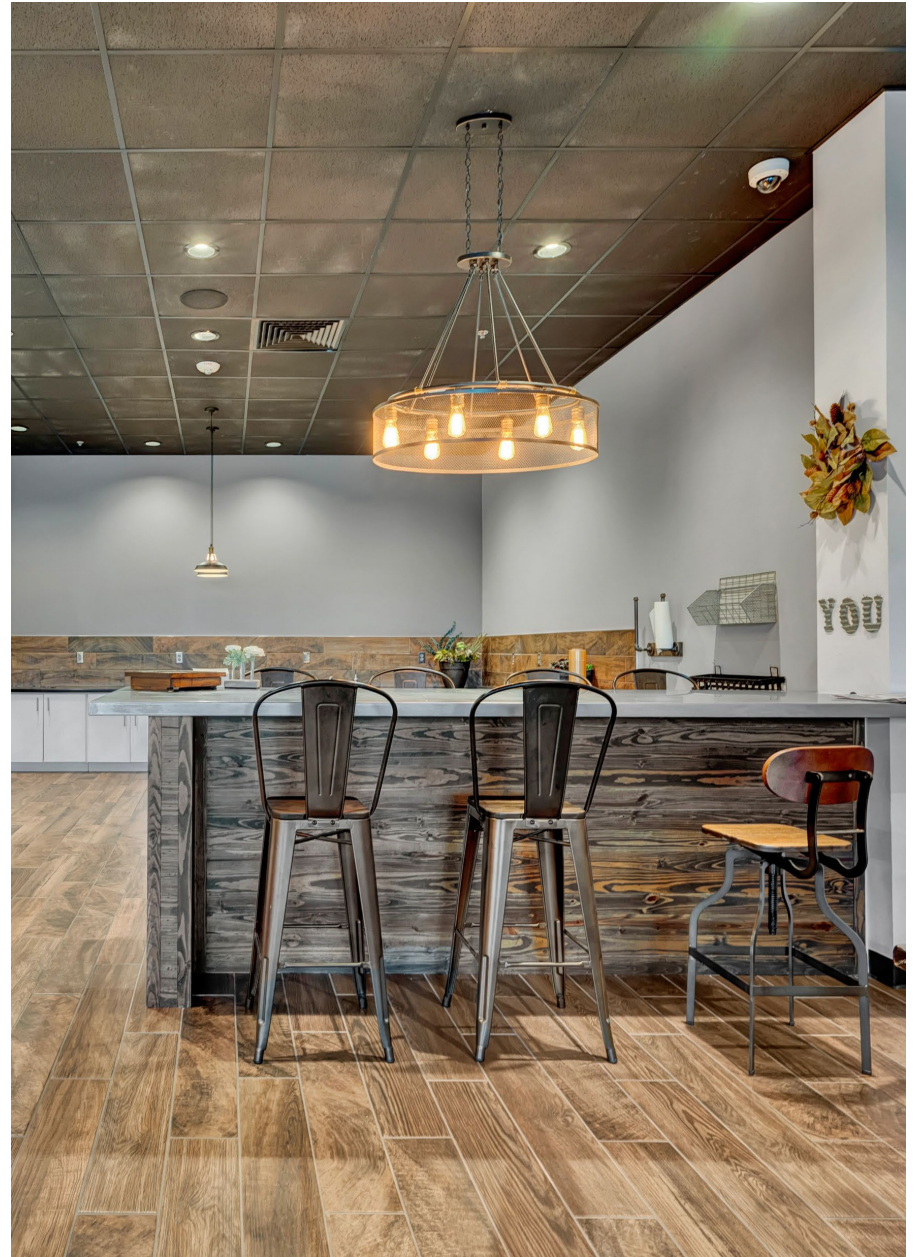


PARTIAL FLOOR PLAN

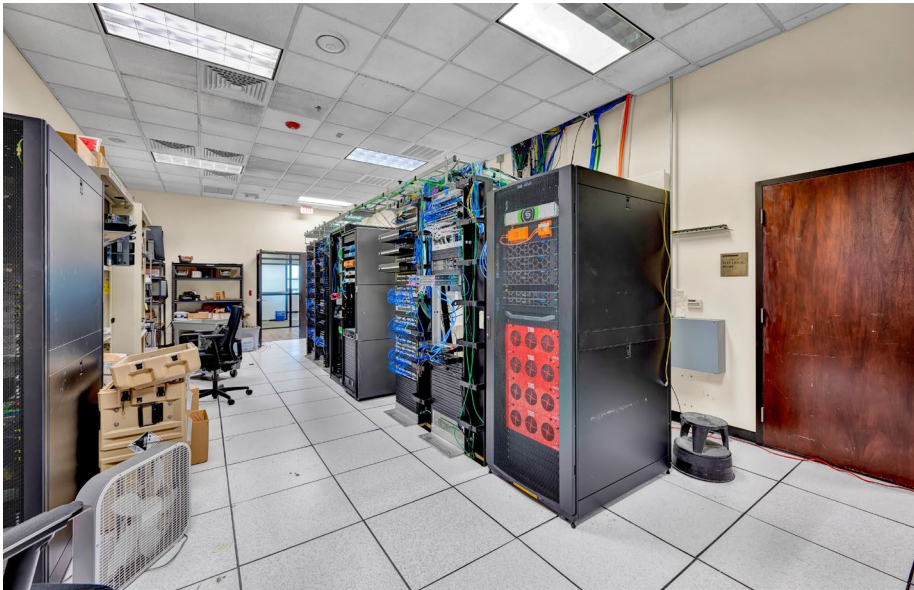
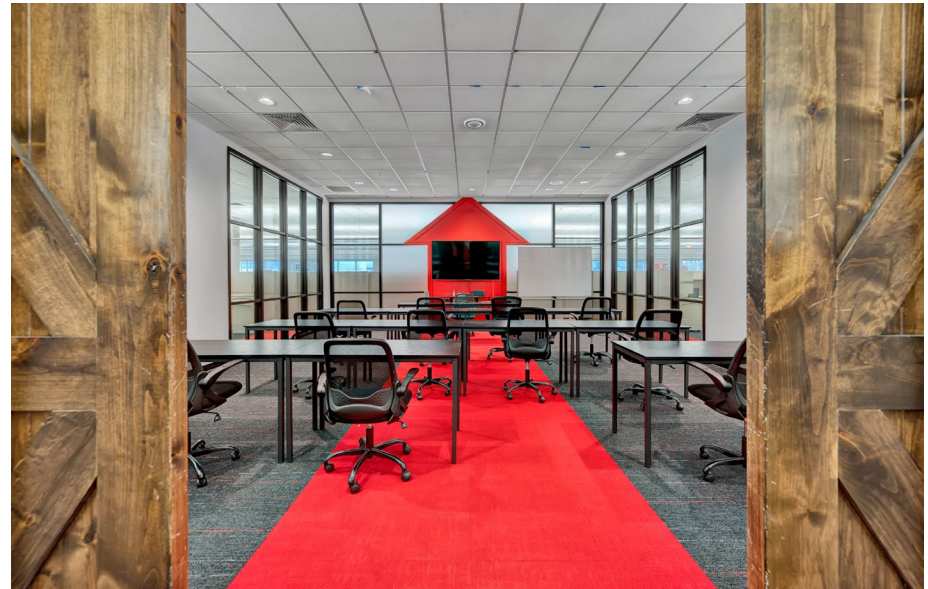
SCALE - 3/32" = 1'-0"











Vicinity Map

