

5716 NW 135th St

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Salt
COMMERCIAL
REAL ESTATE

Presented By:
Salt Commercial Real Estate



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Property Details

This 5,932 sq. ft. custom-built office building was thoughtfully designed to accommodate two separate tenants or professional practices while maintaining a polished, cohesive presence. Each side enjoys its own private entrance and address, with shared access to a central boardroom, making the layout ideal for owner-occupants, investors, or co-tenancy operations. Property available to lease one or both sides.

Layout & Features

Each of the two office suites—nearly 3,000 sq. ft. each—includes:

- A spacious reception and waiting area
- 6-8 large private offices per side, ideal for executives or professional teams
- 2 restrooms per side
- A full kitchen and conference room
- Separate utilities, ensuring independence and flexibility for each tenant
- The shared boardroom offers a professional common space for larger meetings, presentations, or collaborative gatherings.

Location Highlights

- Situated in the heart of Northwest Oklahoma City, this property offers both prestige and convenience.
- Walkable amenities: Over 20 restaurants and cafes within a few minutes' walk
- Lifestyle proximity: Gaillardia Country Club less than half a mile north
- Connectivity: Just one block south of the Kilpatrick Turnpike, providing fast access to I-35, I-40, I-44, and I-235 for easy citywide and regional travel

Investment Appeal

- Flexible dual-tenant design supports owner-occupancy with supplemental rental income or full investment leasing
- Ample parking and easy access for clients and staff
- Upscale construction with attention to detail, comfort, and efficient space planning
- Located in a high-growth professional corridor surrounded by offices, retail, dining, and executive housing

Summary

This is an exceptional opportunity to acquire a turnkey, high-quality office property with unmatched flexibility, strong location dynamics, and excellent accessibility. Ideal for law, medical, financial, or professional service users seeking a premium address in Northwest Oklahoma City.

Price: \$18.00 /SF/YR

View the full listing here: <https://www.loopnet.com/Listing/5716-NW-135th-St-Oklahoma-City-OK/38743322/>

Rental Rate:	\$18.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	A
Rentable Building Area :	5,932 SF
Year Built:	2018
Walk Score ®:	49 (Car-Dependent)
Transit Score ®:	18 (Minimal Transit)
Rental Rate Mo:	\$1.50 /SF/MO

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Listing spaces

1st Floor Ste A	Space Available:	3,000 SF
	Rental Rate:	\$18.00 /SF/YR
	Date Available:	Now
	Service Type:	[object Object]
	Built Out As:	Standard Office
	Space Type:	Relet
	Space Use:	Office
	Lease Term:	3 Years

1st Floor Ste B	Space Available:	2,932 SF
	Rental Rate:	\$18.00 /SF/YR
	Date Available:	Now
	Service Type:	[object Object]
	Built Out As:	Standard Office
	Space Type:	Relet
	Space Use:	Office
	Lease Term:	3 Years

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
MCOP LLC	-	
Stable Energy Land Service	-	
Top Shelf Limo Llc	-	

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Location



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Property Photos



Building Photo



Interior Photo

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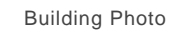
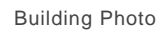
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Building Photo



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Building Photo



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**Salt Commercial Real
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