

OFFICE SPACE FOR LEASE

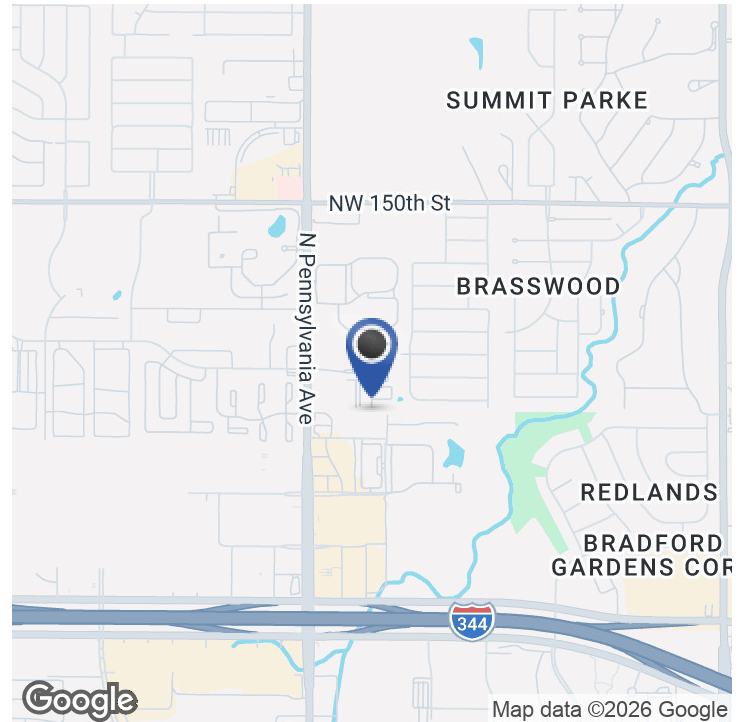
1941 NW 142ND ST

Oklahoma City, OK 73134

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (NNN)
Building Size:	2,615 SF
Available SF:	2,615 SF
Lot Size:	13,393 SF
Year Built:	2024
Zoning:	PUD

PROPERTY OVERVIEW

This 2,615-square-foot office suite is thoughtfully designed to accommodate either a single tenant or two separate medical or professional office users. The flexible floor plan allows the space to be easily divided into two independent suites, making it ideal for healthcare providers, specialists, therapists, or other professional businesses seeking a functional and efficient layout.

Each side of the suite features its own private reception area with a dedicated reception desk, conference room, restroom, and kitchenette, providing the convenience and privacy needed for independent operations. The layout offers excellent flexibility for practices looking to share a location while maintaining separate entrances and client spaces, or for a single occupant requiring ample room for multiple departments or providers.

Located within a well-maintained office park, this move-in-ready space combines a practical design with a professional setting and is well suited for a variety of medical and office uses.

PROPERTY HIGHLIGHTS

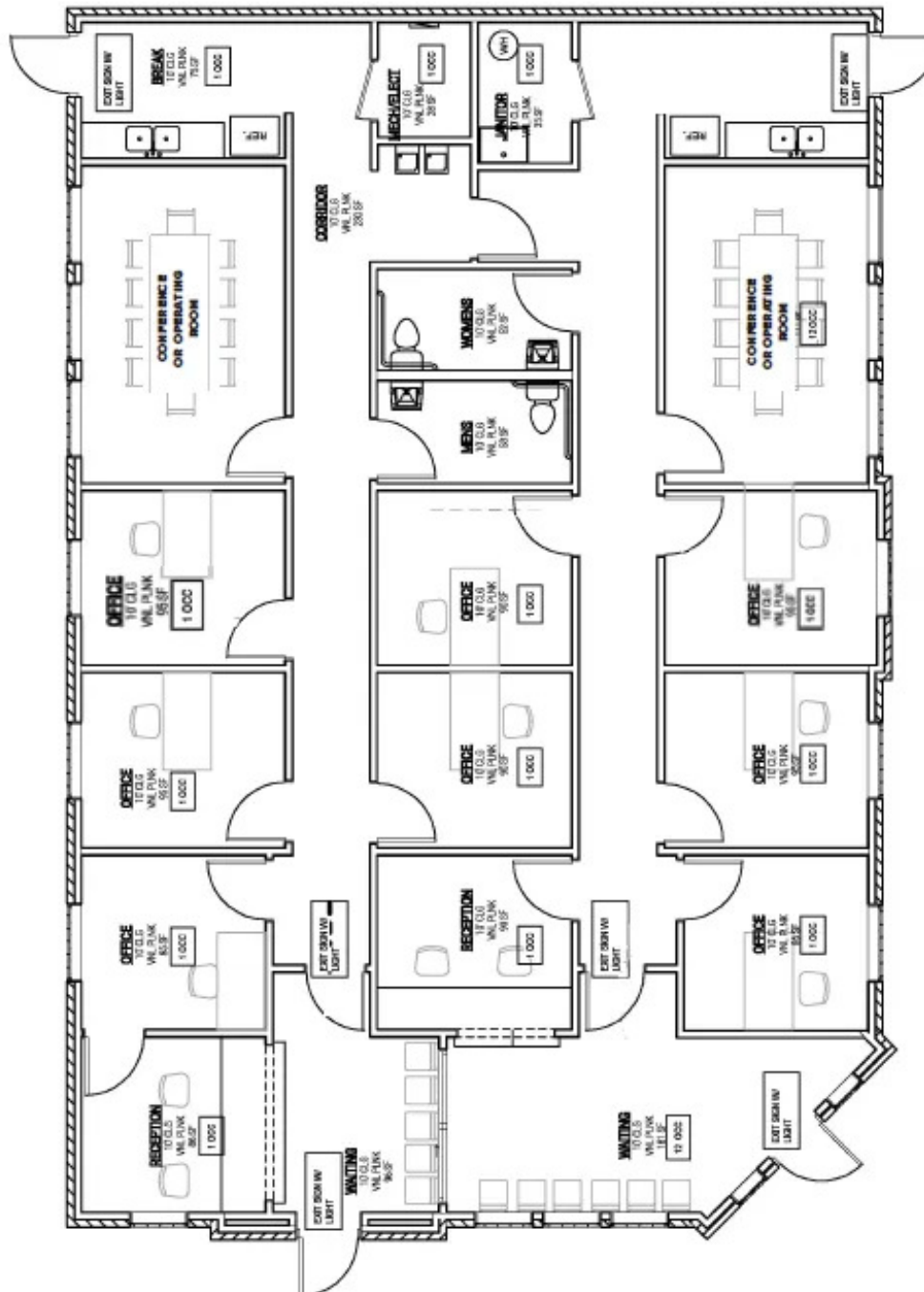
- Ideal for two tenants or separate business operations.
- Prime location with excellent visibility and convenient access.
- Spacious and versatile floor plan.

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FLOOR PLANS

Space is divisible into two (2) suites

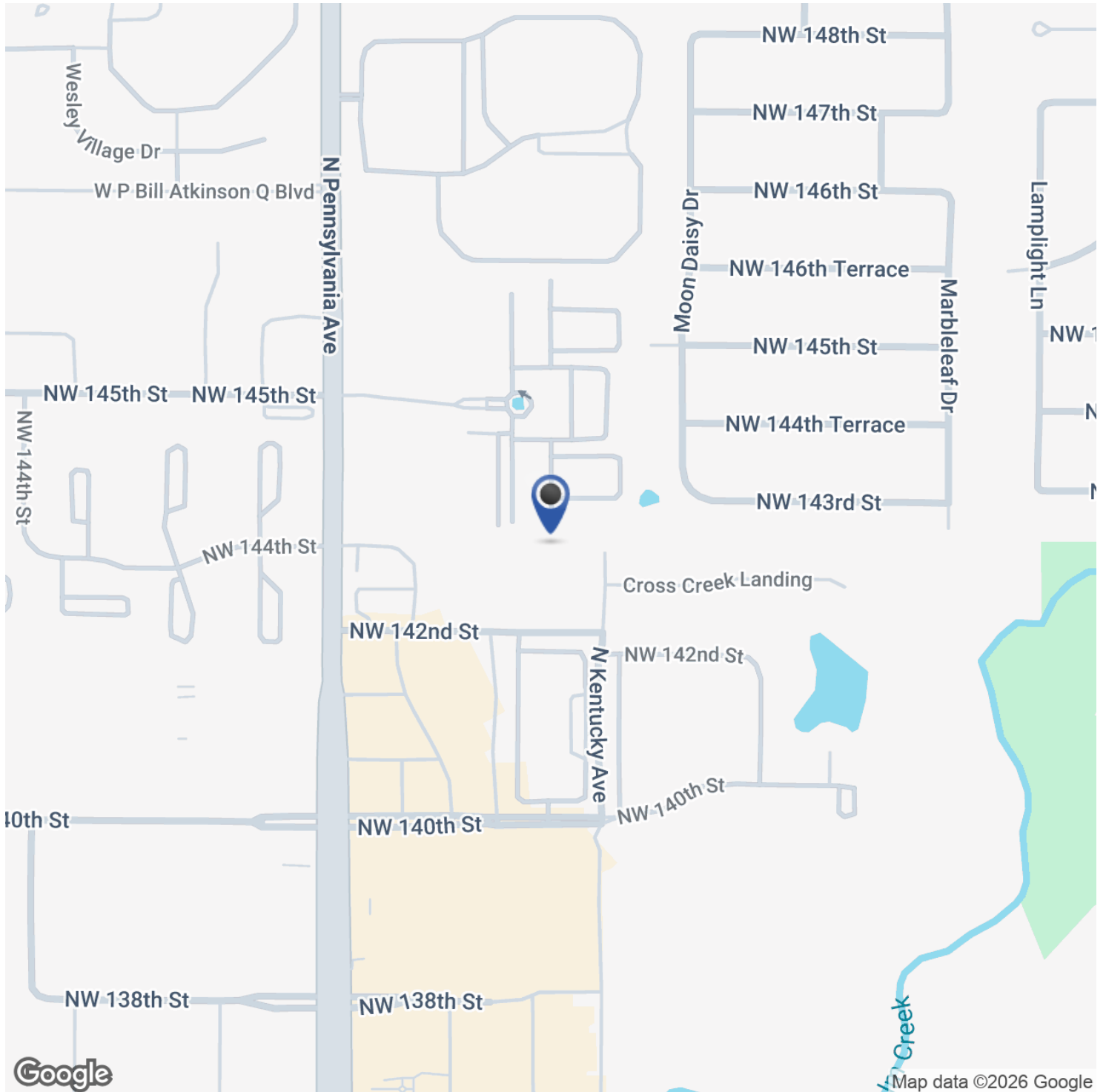


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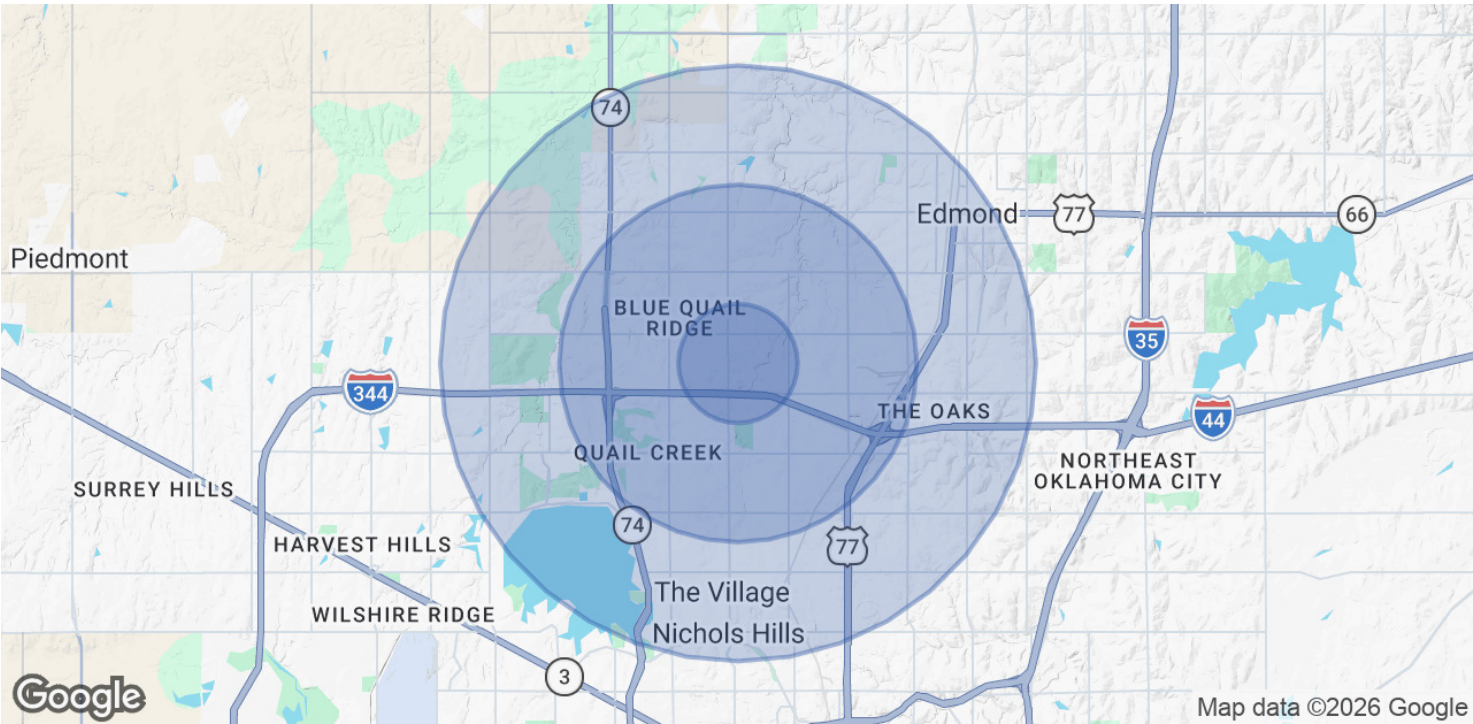
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,848	78,246	182,110
Average Age	33.6	36.9	36.7
Average Age (Male)	32.4	35.5	35.6
Average Age (Female)	37.3	39.3	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,014	34,256	77,703
# of Persons per HH	2.0	2.3	2.3
Average HH Income	\$96,466	\$106,122	\$110,356
Average House Value	\$265,770	\$310,209	\$313,734

2023 American Community Survey (ACS)

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