

**LAKEPOINTE WEST**  
**4045 NW 64<sup>TH</sup> STREET**  
**OKLAHOMA CITY, OK 73116**

Office Space For Lease

\$17.00/RSF/YR Full Service

1,064 RSF-3,858 RSF

**EXECUTIVE SUITES**

(7) 12' x 12' Offices Available for \$400/Month Full Service

(2) 18' x 12' Offices Available for \$600/Month Full Service



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## PROPERTY HIGHLIGHTS

- 85,246 RSF on 2.53 Acres MOL
- Zoned: C-3
- Secure 24 Hour Access
- Pleasingly Landscaped
- Building Management On-Site
- \$1/SF Moving Allowance with a 3-5 Year Lease Term
- Built in 1982
- Easy Entry & Exit with a Signaled Intersection & a Deceleration Lane
- Easy Access to Lake Hefner Parkway, I-44 & I-235
- Located Off N.W. Expressway

## SUITES AVAILABLE

- Suite 205: 1,717 RSF
- Suite 250: 3,858 RSF
- Suite 275: 1,064 RSF
- Suite 300: 2,633 RSF
- Suite 305: 1,534 RSF

### EXECUTIVE SUITES AVAILABLE:

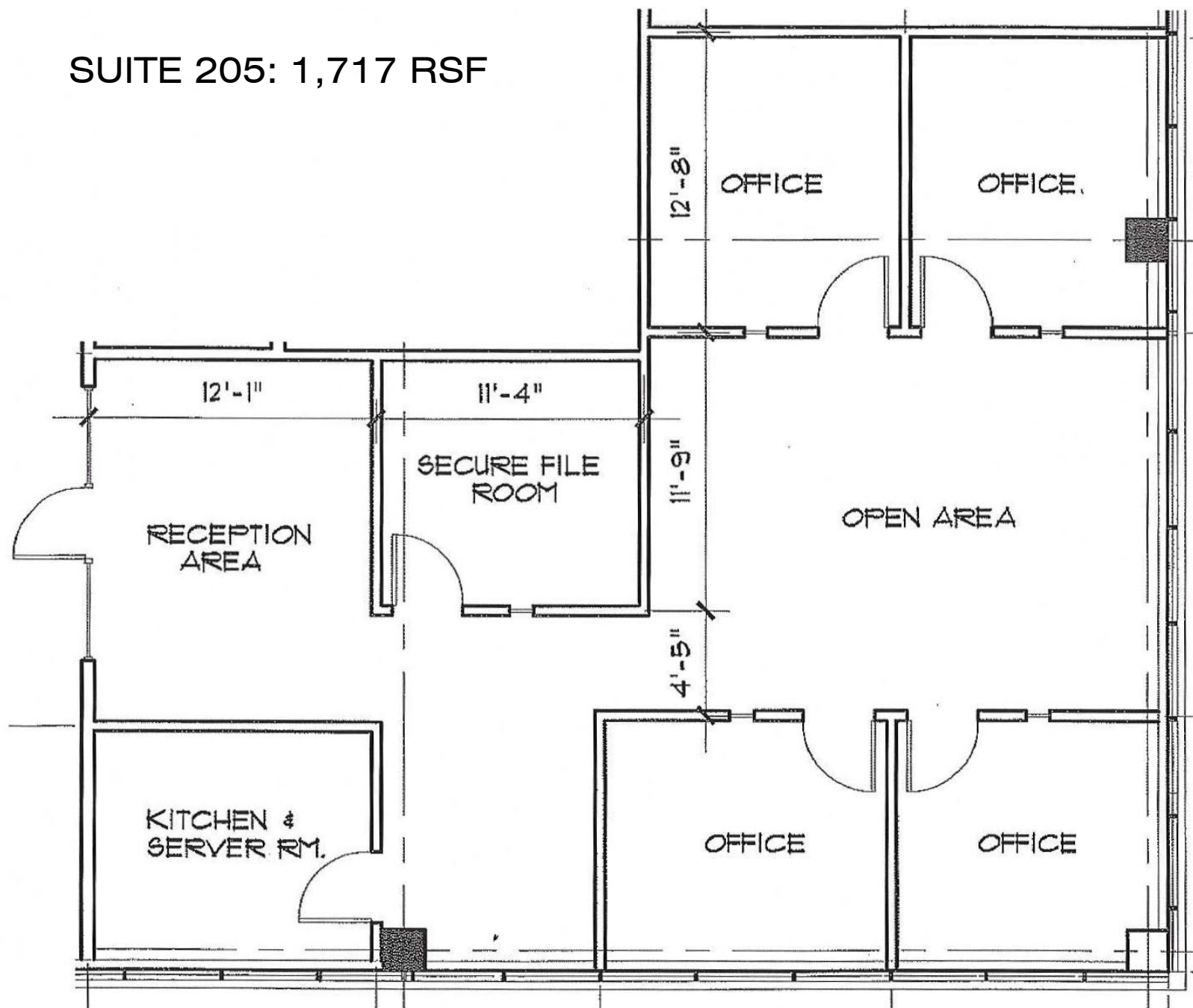
- New Office Space, Including a Small Conference Room, Break Area & Collaboration Space
- (7) 12' x 12' Offices Available for \$400/Month Full Service
- (2) 18' x 12' Offices Available for \$600/Month Full Service

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## SUITE 205: 1,717 RSF



### SUITE HIGHLIGHTS

- Reception Area
- 4 Offices
- Kitchen
- Secure File Room

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# SUITE 250: 3,858 RSF



## SUITE HIGHLIGHTS

- Build-Out Office with Several Private Offices
- Reception Area
- Kitchen / Breakroom



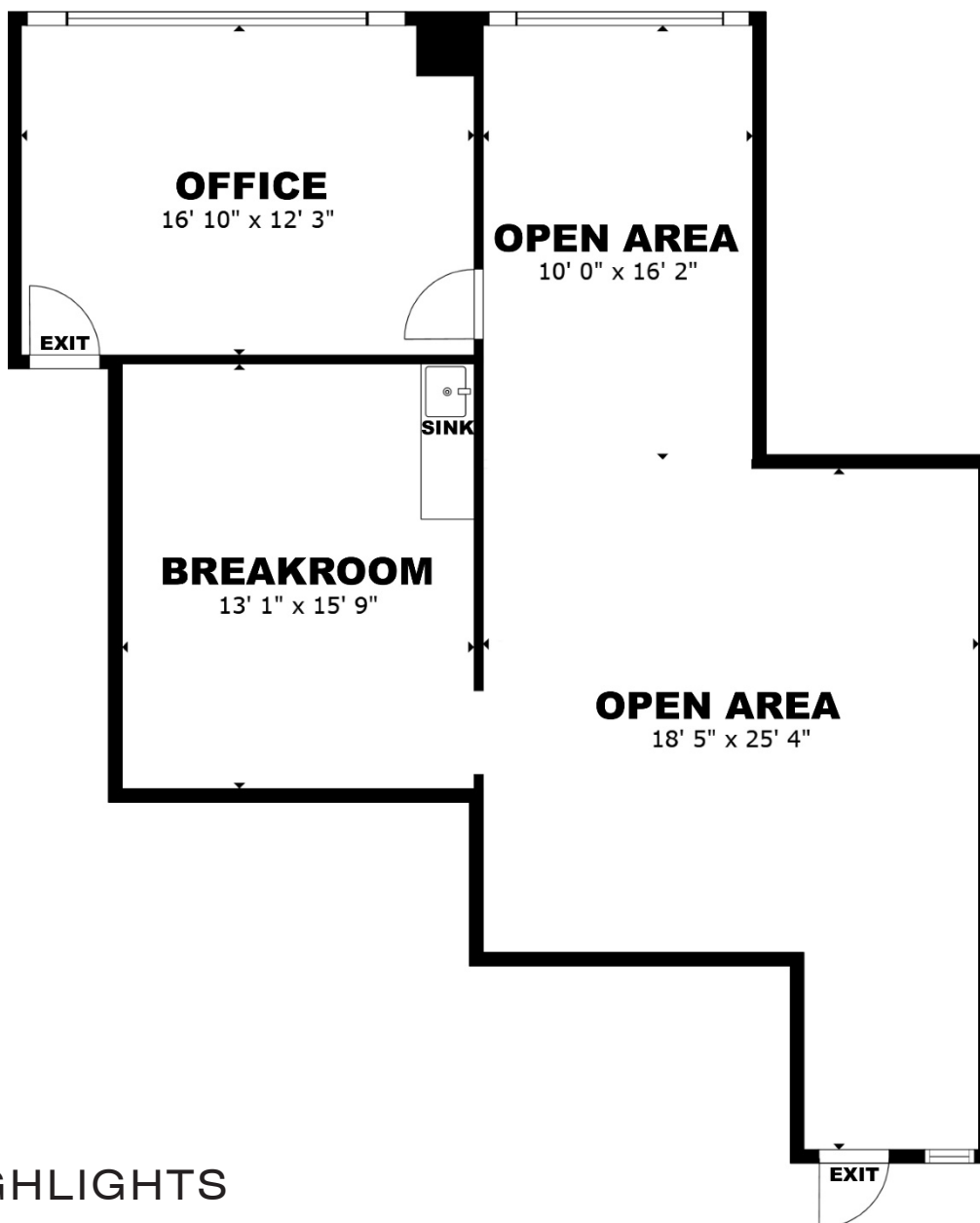
SCAN FOR 3D TOUR

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## SUITE 275: 1,064 RSF



### SUITE HIGHLIGHTS

- Open Areas
- Breakroom
- Large Office

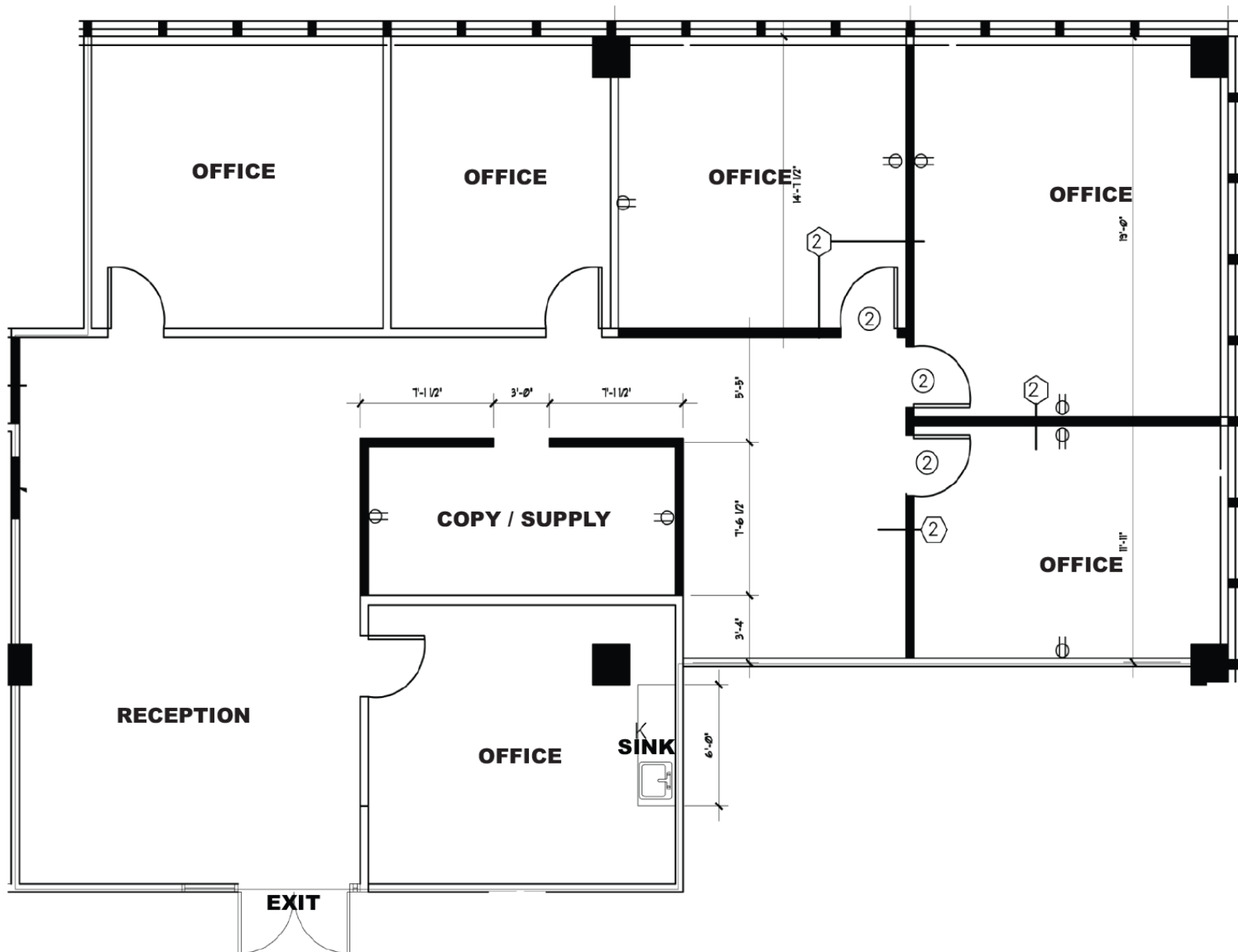


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## SUITE 300: 2,633 RSF



### SUITE HIGHLIGHTS

- Reception Area
- 6 Offices
- Copy/Supply Room

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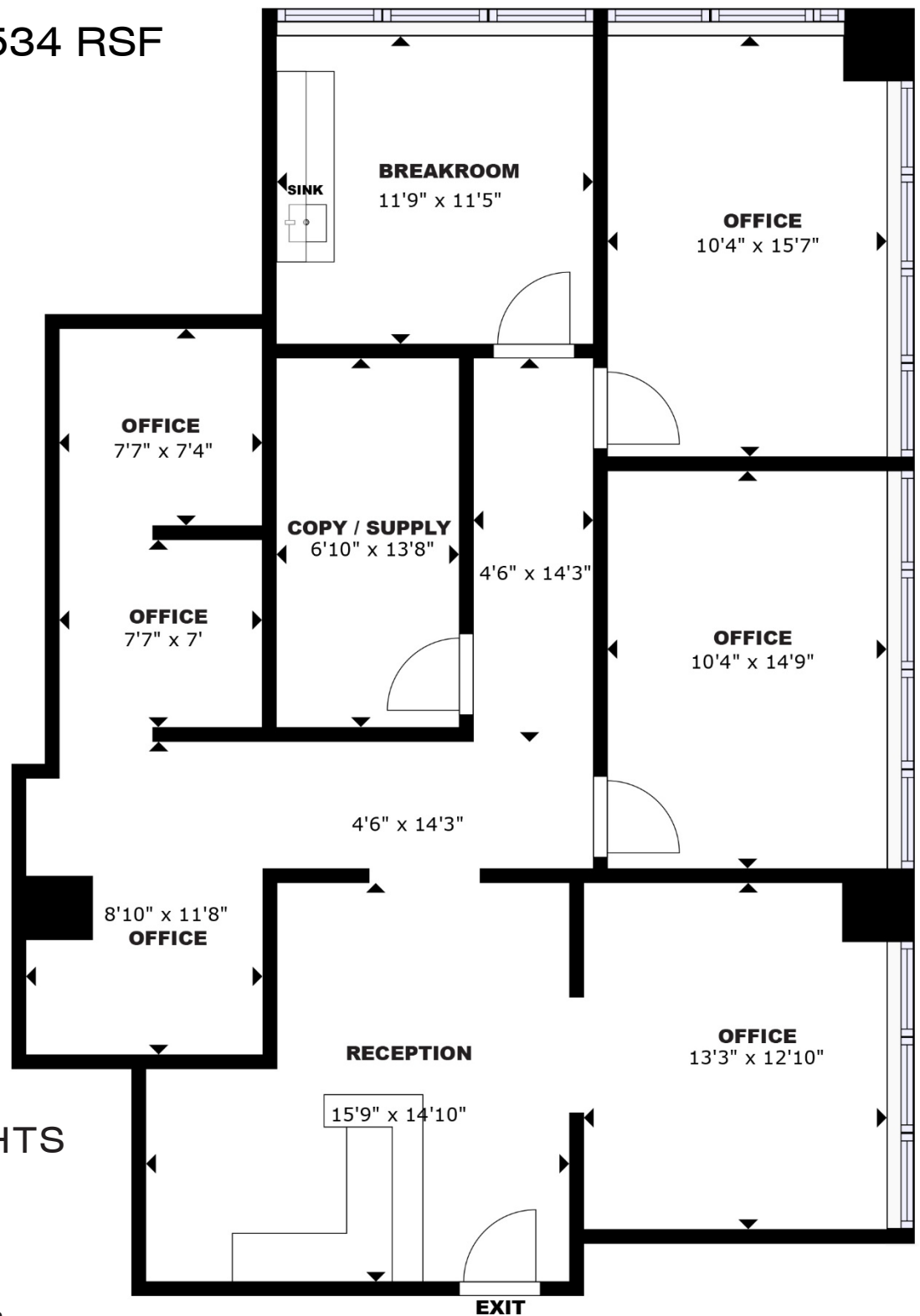
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## SUITE 305: 1,534 RSF



### SUITE HIGHLIGHTS

- Reception Area
- 6 Offices
- Breakroom
- Copy/Supply Room

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# SUITE 430



SCAN FOR 3D TOUR



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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	9,352	86,057	249,173
AVERAGE HOUSEHOLD INCOME	\$68,997	\$73,492	\$70,800
TOTAL HOUSEHOLDS	4,298	38,374	108,775

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