



CROSSROCK ONE

AVAILABLE OFFICE SPACE

+61,289 Sq. Ft.

\$21/Sq. Ft. FSG

SUBMARKET: Memorial Road Corridor

ADDRESS: 13801 Wireless Way,
Oklahoma City, OK 73134

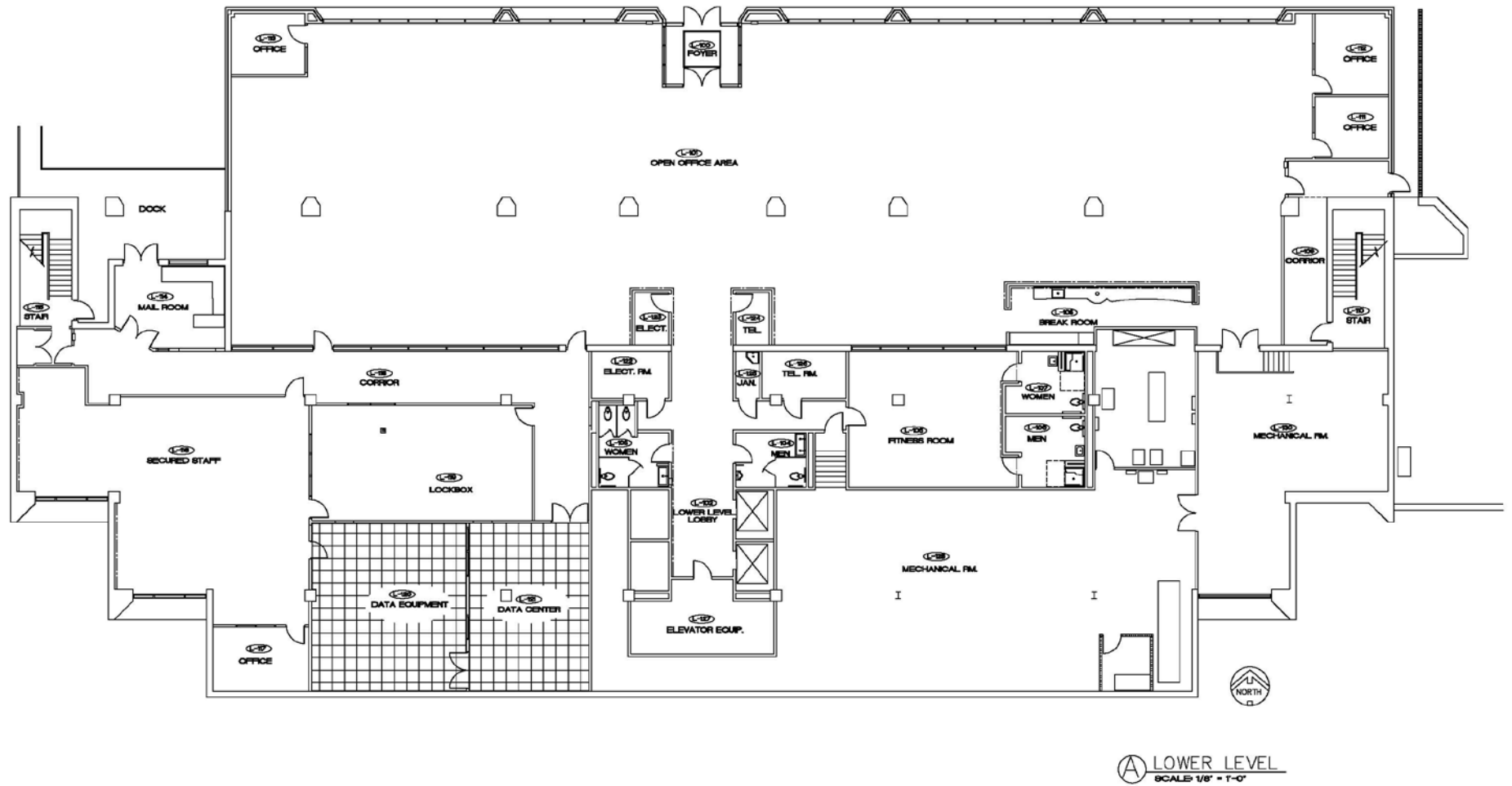


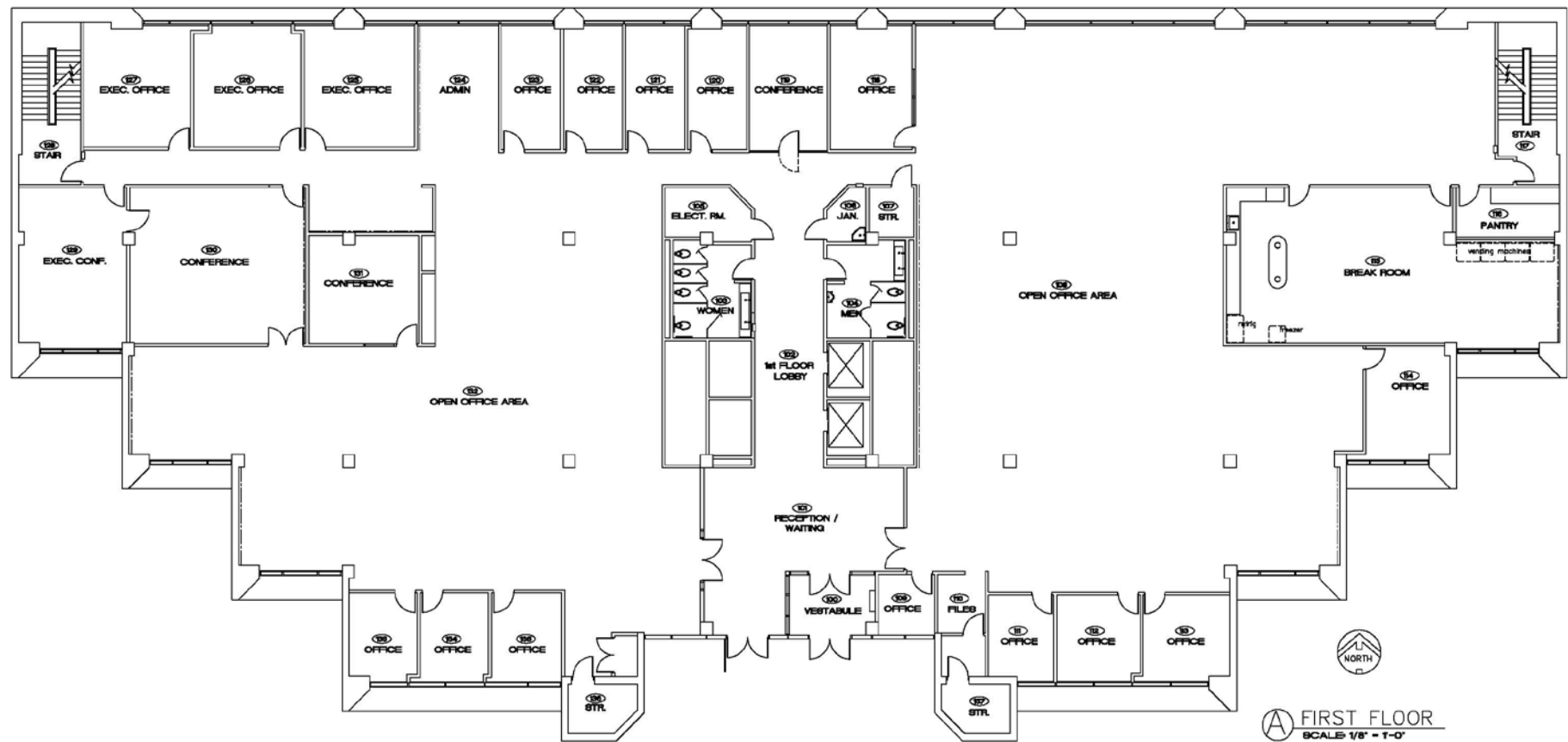
CROSS ROCK ONE

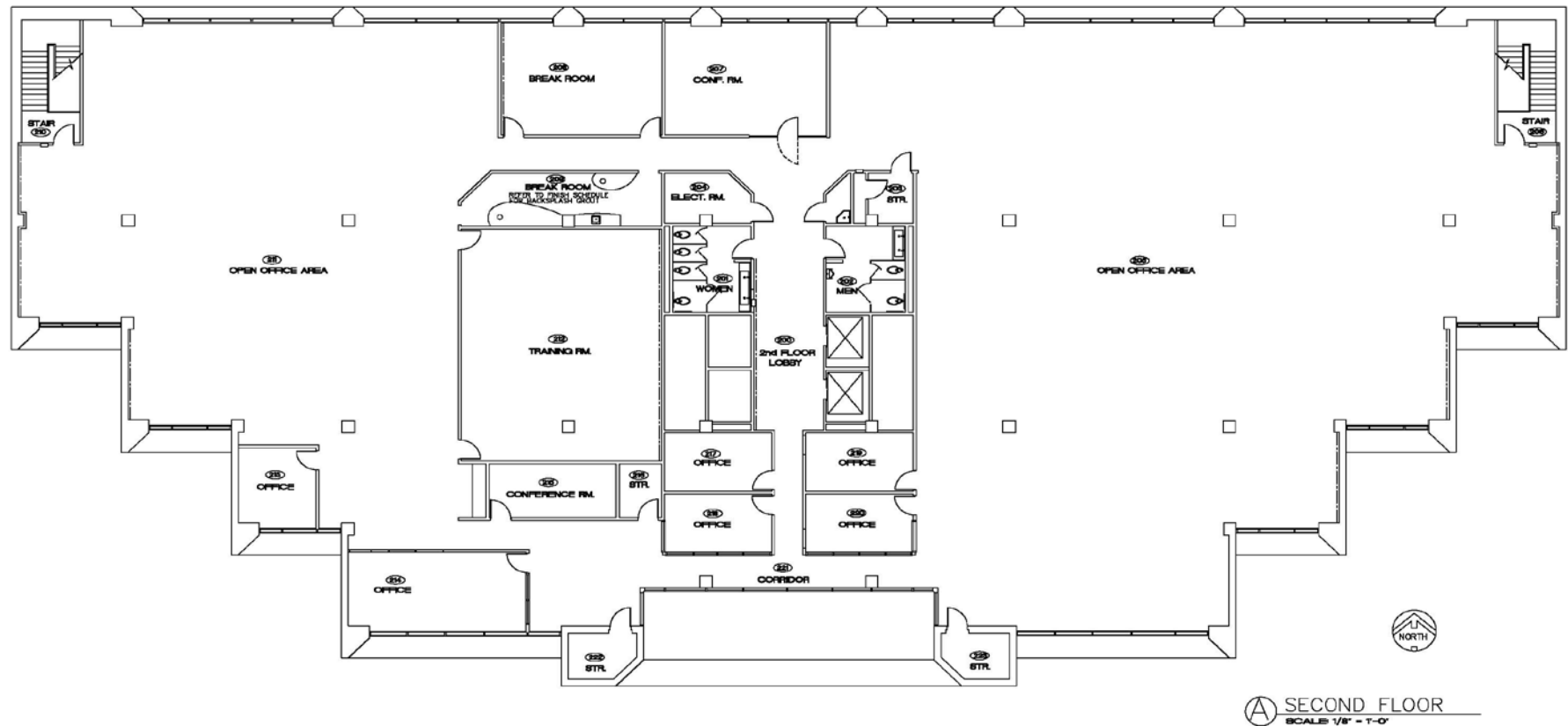
Cross Rock One is a Class "A" Office Building situated in Northwest Oklahoma City's fast growing Memorial Corridor. The building is divisible, with large & small spaces available. The structure allows for

2 additional floors to be built, adding 50K SF of office space if desired. Includes a full building back up generator and backup UPS. This prime location, at the corner of Hefner Parkway & the John Kilpatrick Turnpike, is surrounded by large corporate

centers, restaurants, retail, neighborhoods and medical centers/hospitals. With high daily traffic, professionally manicured landscaping and one-of-a-kind features, Cross Rock is the ideal location for your business.







Disclaimer: The information contained in these marketing and promotional materials is for illustration purposes only and is subject to change in all respects. Statements, figures, calculations, plans, images and representations are indicative only and represent Developer's current thoughts and visions. It is almost certain that material changes will be made during the further planning and development stages of the Development. As such, all plans, tenant mix and specific tenants as well as layout, dimensions, ongoing costs, specifications and representations reflected in these materials are subject to change without notice. While all reasonable case has been taken in providing this information, the Developer and its related companies and their representatives, consultants and agents accept no responsibility for the accuracy of any information contained herein or for any action taken in reliance thereon by any party whether potential purchaser, potential tenant, or otherwise. Prospective purchasers and tenants should not rely on these marketing and promotional materials and must, instead, make their own inquiries to satisfy themselves as to all aspects of the Development, including the suitability for the success of their respective business expected to be conducted thereon, and, further, should seek independent legal and financial advice in relation to all of the information contained herein. The information contained in these marketing and promotional materials are also subject to copyright. No part of these materials should be reproduced, adapted or communicated without the written consent of the Developer.