

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$26 SF/yr (NNN)
Building Size:	5,500 SF
Available SF:	2,450 SF
Lot Size:	30,928 SF
Year Built:	2026
Zoning:	O-2
Market:	Oklahoma City
Submarket:	NW Oklahoma City

PROPERTY OVERVIEW

Don't miss this fantastic leasing opportunity of brand new office space in NW Oklahoma City just across from Gaillardia. This is a custom build being delivered as upscale general office or healthcare, including plumbing. The property is located on MacArthur Boulevard, just seconds from Kilpatrick Turnpike, close to numerous amenities of shopping and restaurants, all within less than a mile, making it a perfect location for your business. This property will be perfect fit for professionals and healthcare users looking to grow their business.

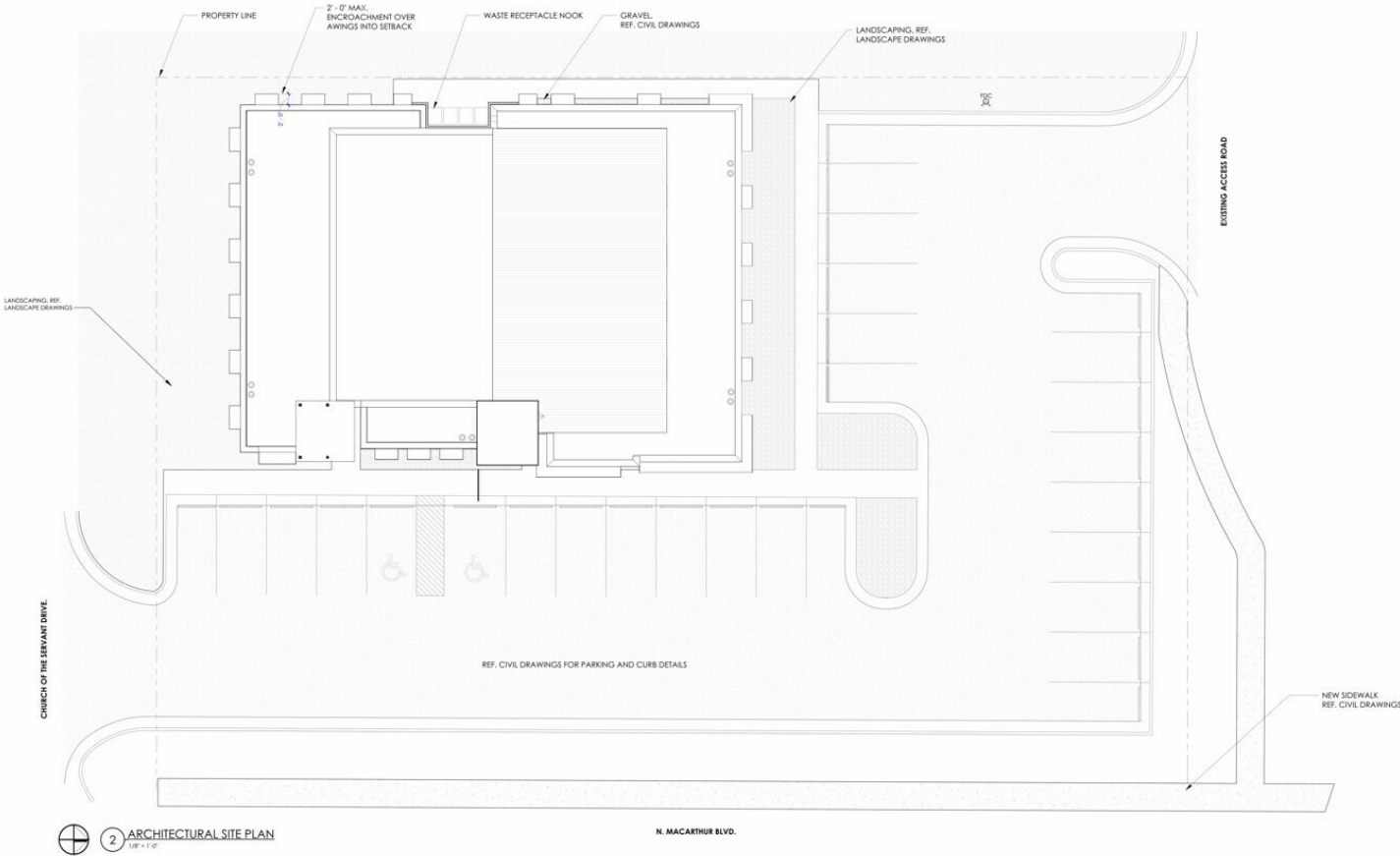
PROPERTY HIGHLIGHTS

- Great location
- Ample parking
- New construction
- Great visibility

CORRY MAZZA
405.845.5101
corry@creekcre.com

CHASE ANDERSON
405.570.3606
canderson@creekpe.com

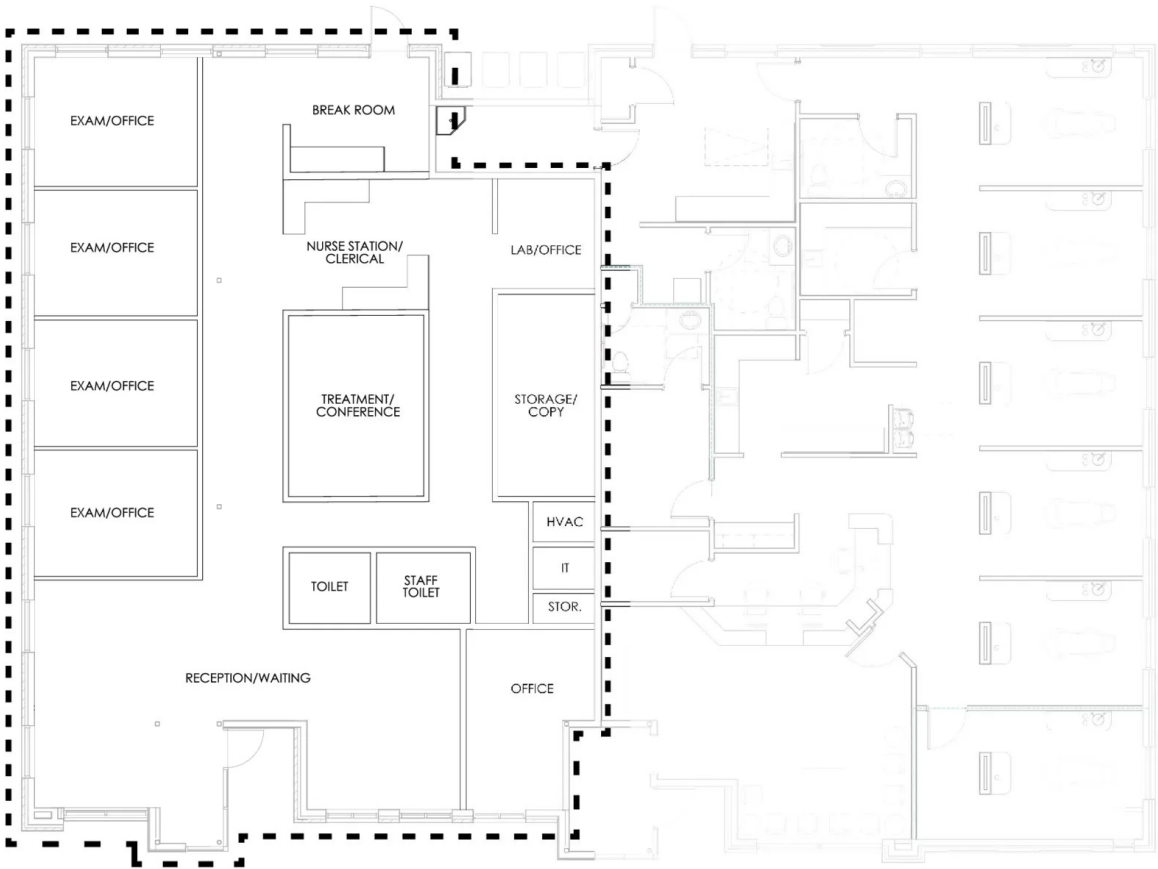
Site Plans



CORRY MAZZA
405.845.5101
corry@creekcre.com

CHASE ANDERSON
405.570.3606
canderson@creekpe.com

Floor Plans

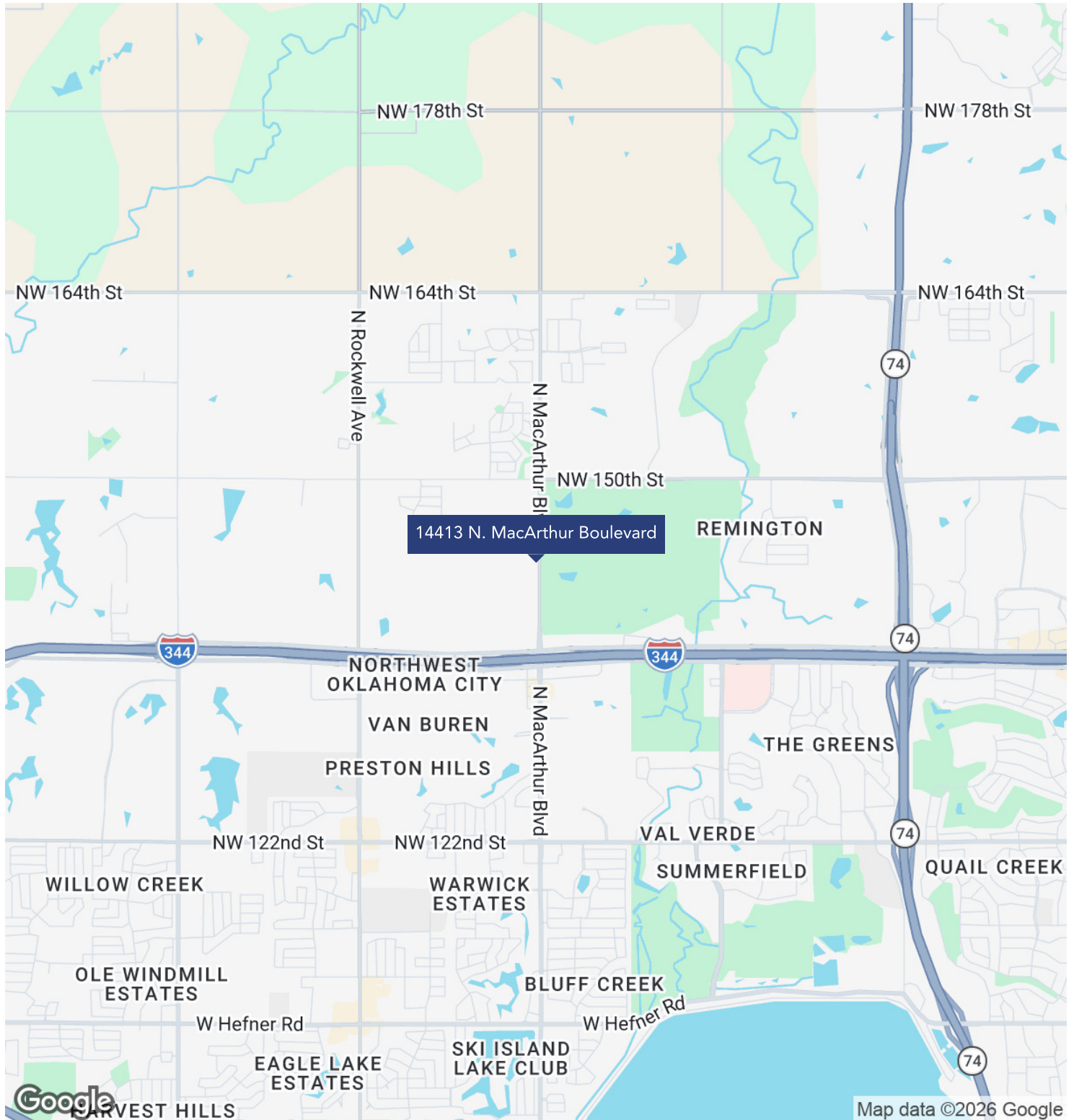


MACARTHUR OFFICE/MEDICAL

CORRY MAZZA
405.845.5101
corry@creekcre.com

CHASE ANDERSON
405.570.3606
canderson@creekpe.com

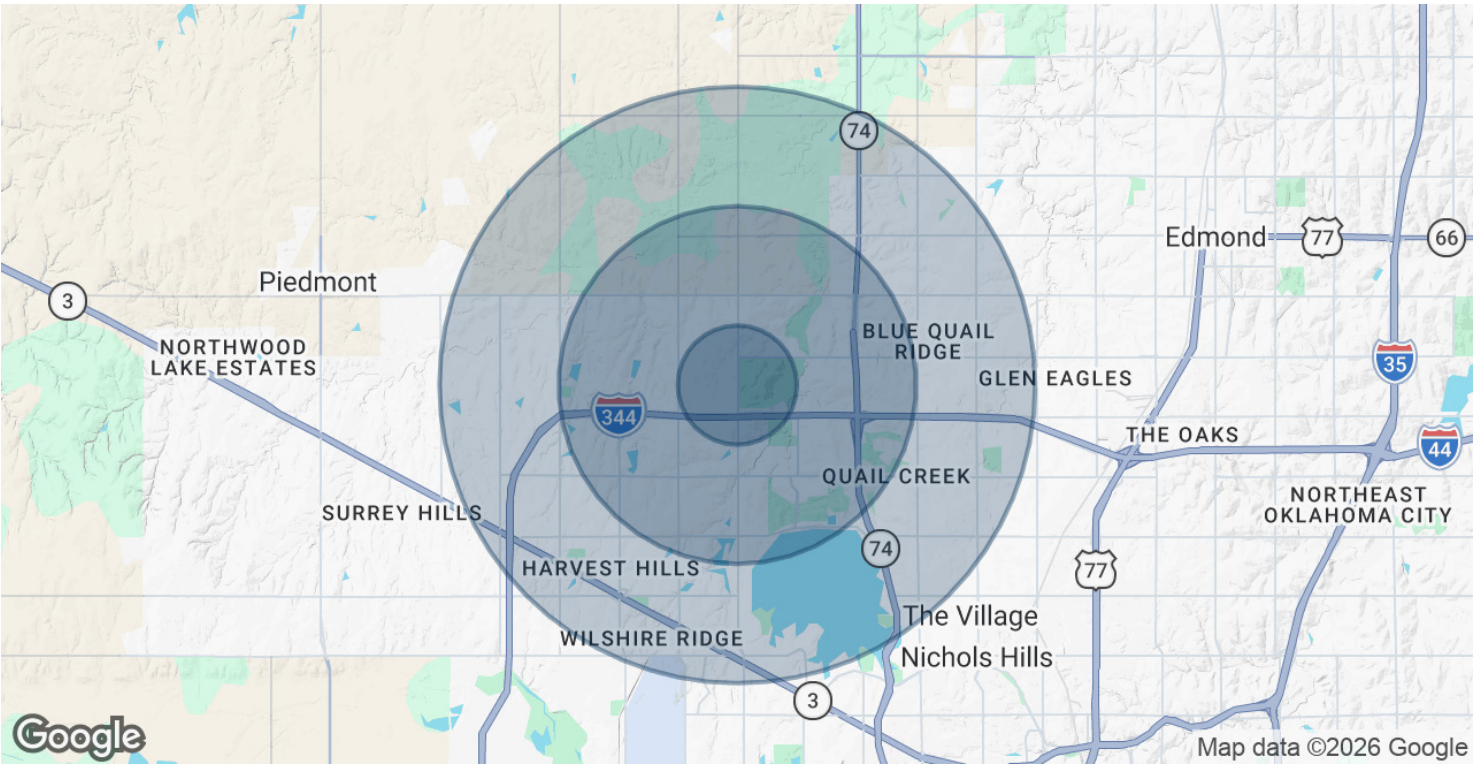
Location Map



CORRY MAZZA
405.845.5101
corry@creekcre.com

CHASE ANDERSON
405.570.3606
canderson@creekpe.com

Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,822	49,430	144,382
Average Age	38	41	39
Average Age (Male)	38	40	38
Average Age (Female)	39	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,494	20,787	60,618
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$131,772	\$131,719	\$112,530
Average House Value	\$412,454	\$377,324	\$323,986

2020 American Community Survey (ACS)

CORRY MAZZA
405.845.5101
corry@creekcre.com

CHASE ANDERSON
405.570.3606
canderson@creekpe.com