

# 6525 N. Meridian Avenue

Oklahoma City, Oklahoma 73116



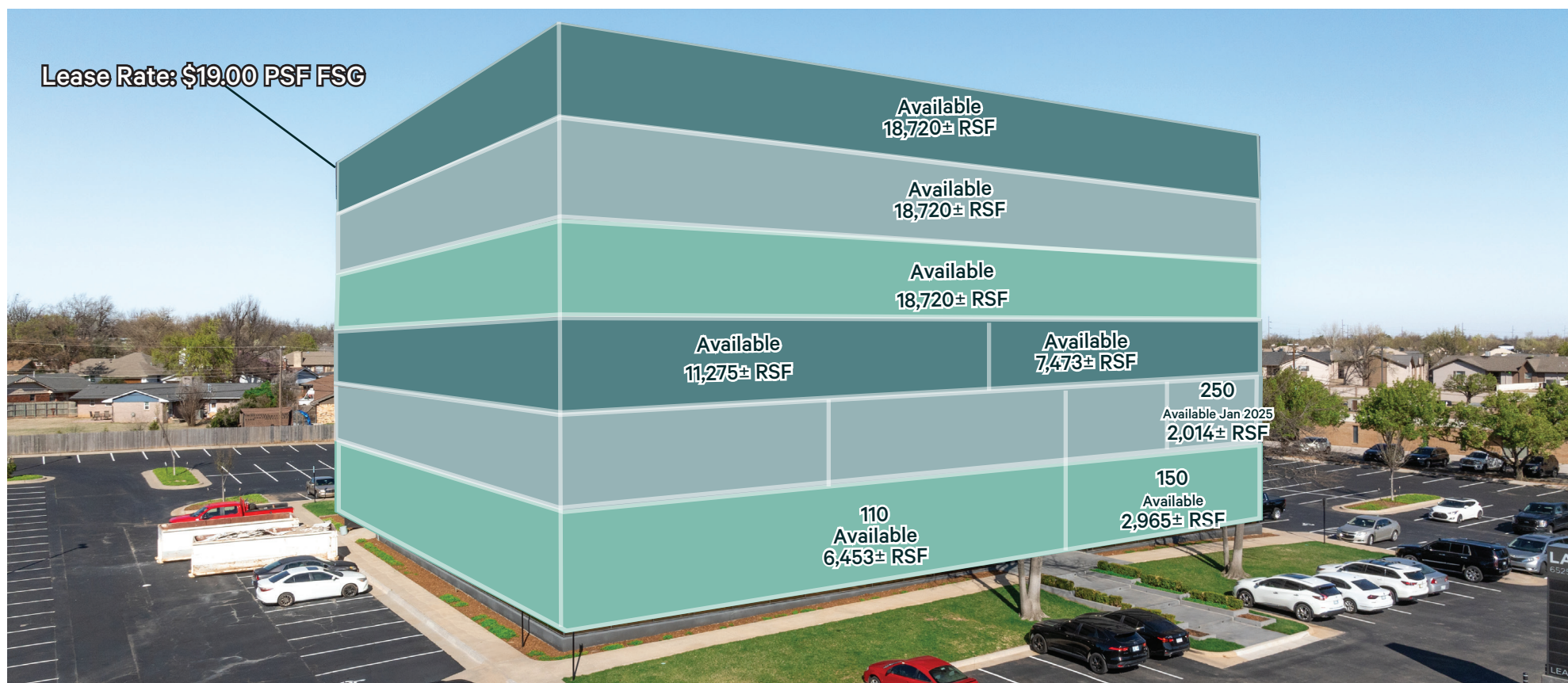
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**\*Great Opportunity for 20,000 SF - 50,000 SF Tenants\***

[www.cbre.com/oklahomacity](http://www.cbre.com/oklahomacity)





## Availabilities

- + (8) Suites Available
- + Suite 110: 6,453± SF
- + Suite 150: 2,965± SF
- + Suite 250: 2,014± SF
- + Suite 350: 11,275± SF
- + Suite 370: 7,473± RSF
- + Suite 400: 18,720± RSF
- + Suite 500: 18,720± RSF
- + Suite 600: 18,720± RSF

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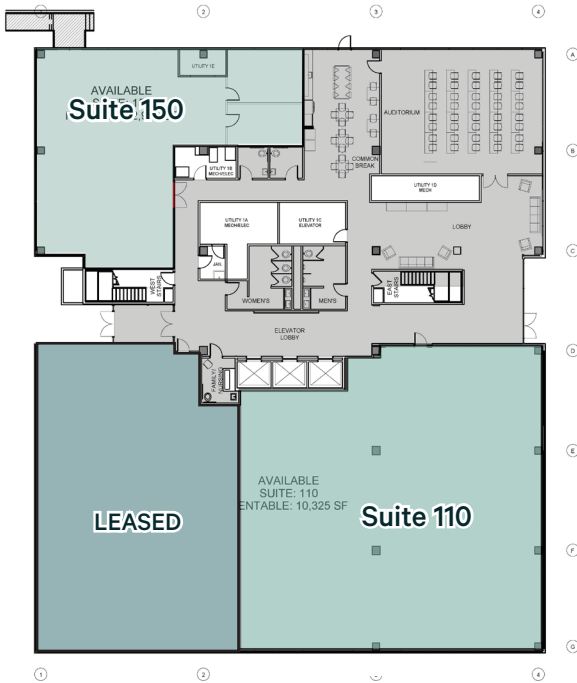
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## Property Details

- + Building Size: 106,500± SF
- + Available Space: 2,014- 90,212± RSF
- + Lot Size: 4.16± AC
- + Built in 1983, Renovated in 2020
- + 6 Stories
- + Well-maintained mature landscape
- + Ample Parking
- + 750 kw generator with a 48-hour diesel fuel tank
- + Conference center with AV systems & touch screen, Wifi capable smart TV, auditorium seating of 40+ & well-supported catering kitchen
- + Easy access to NW Expressway and Lake Hefner Parkway
- + Amenity rich destination office building
- + Surrounded by multiple restaurants, retail shops, and other businesses

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Floor 1



## Suite 110

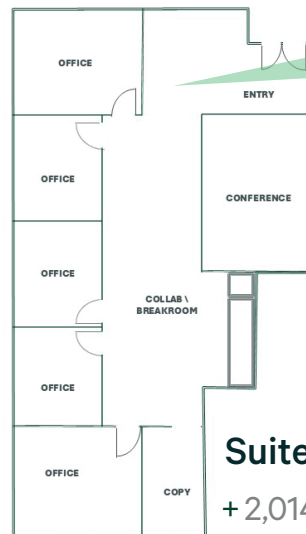
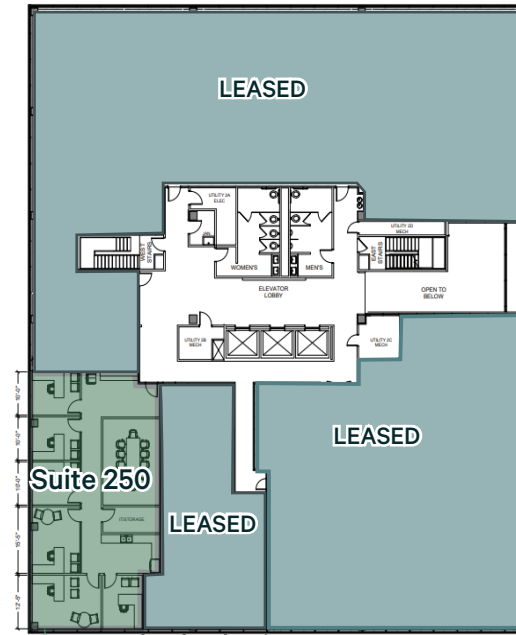
+ 6,453± RSF

## Suite 150

+ 2,965± RSF

Floor 2

\*Move-In Ready - January 2025



## Suite 250\*

+ 2,014± RSF

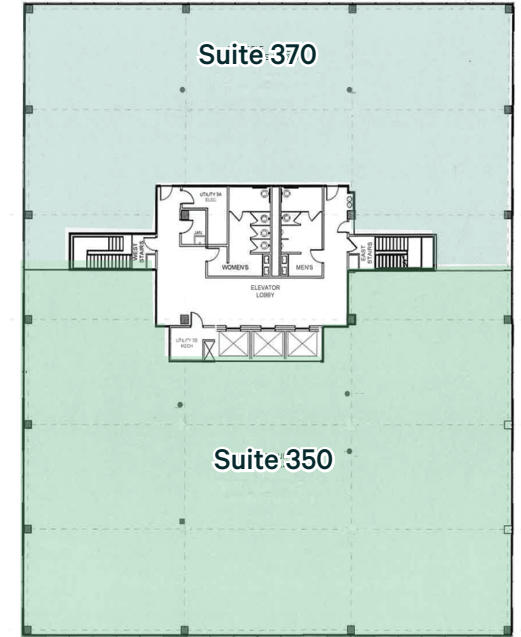


## Suite 250

+ 2,014± RSF

Move-in Ready

Floor 3



## Suite 350

+ 11,275± RSF

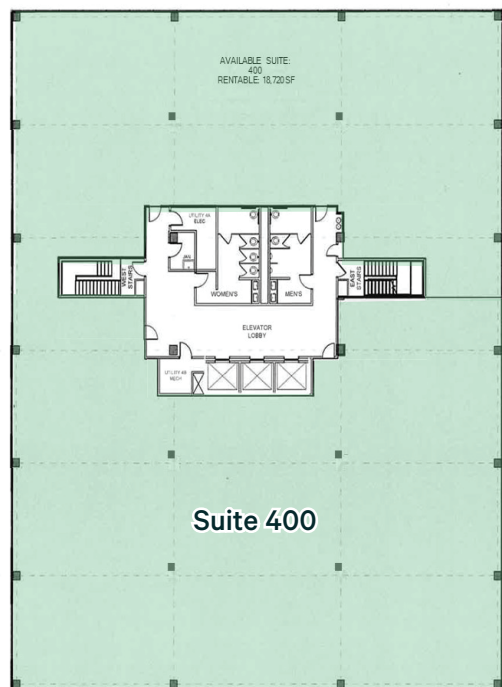
## Suite 370

+ 7,473± RSF

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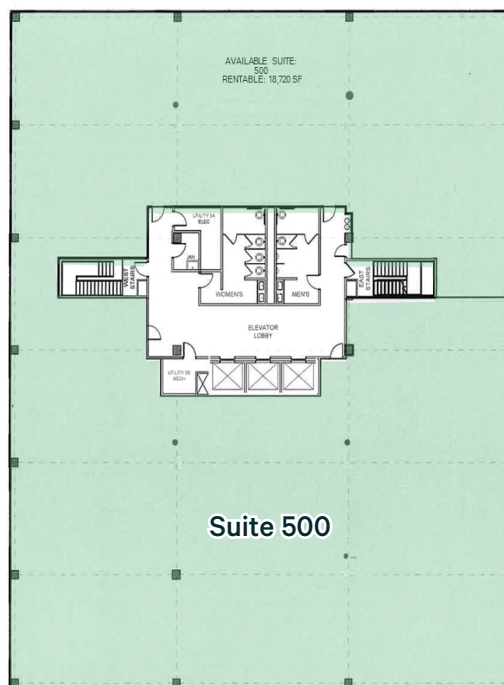
Floor 4



**Suite 400**

+18,720± RSF

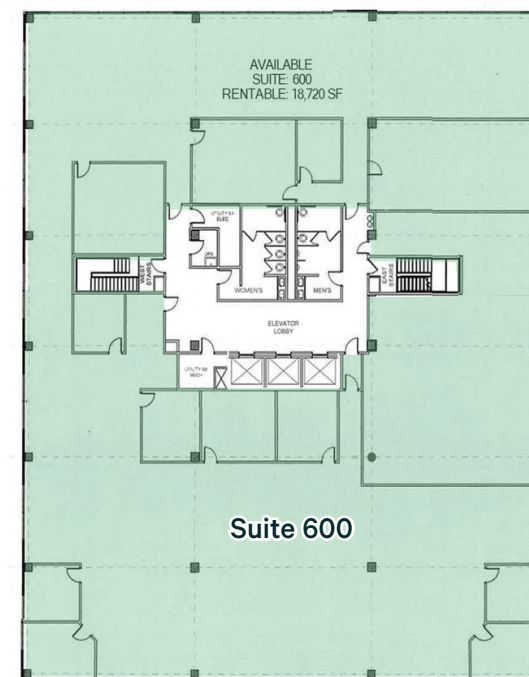
Floor 5



**Suite 500**

+18,720± RSF

Floor 6



**Suite 600**

+18,720± RSF





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**Lease Rate: \$19.00 PSF FSC**

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