

# 3 Corporate Plaza

3613 NW 56<sup>th</sup> St, Oklahoma City, OK 73112

MC GEE COMMERCIAL REAL ESTATE



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**McGee Commercial Real Estate**

4324 Grant Blvd  
Yukon, OK 73099

## PROPERTY INFORMATION

Type: Office

Building Size: 51,695

Availability: 1,301 to 5,484 RSF

Rate: \$17.50/SF Full Service with Expense Stop

## PROPERTY HIGHLIGHTS

3-Story Office Building renovated in 2021.

Combined with 5 Corporate Plaza, the 4.85 acre property provides 361 parking spaces or 3.68/1000.

Located near I-44, NW Expressway and other major traffic arteries add further appeal to the location.



# Availability

## 2<sup>nd</sup> Floor Ste A

Space Available	1,301 RSF
Rental Rate	\$17.50 / SF
Date Available	Now
Service Type	Full Service with expense stop
Built Out As	Shell Space
Lease Term	Negotiable
Description	Recently demised space. Landlord open to provide allowance for new paint, carpet, lighting and minor improvements.

## 2<sup>nd</sup> Floor Ste B

Space Available	4,156 RSF
Rental Rate	\$17.50 / SF
Date Available	Now
Service Type	Full Service with expense stop
Built Out As	Partial Build-Out
Lease Term	Negotiable
Description	Recently demised space. Landlord open to provide allowance for new paint, carpet, lighting and minor improvements.

# Availability

3<sup>rd</sup> Floor Suite 300

Space Available	1,458 RSF
Rental Rate	\$17.50 / SF
Date Available	Now
Service Type	Full Service with expense stop
Built Out As	Partial Build-Out
Lease Term	Negotiable
Description	Recently demised space. Landlord open to provide allowance for new paint, carpet, lighting and minor improvements.



# Availability

## 3<sup>rd</sup> Floor Suite 330

Space Available	3,107 RSF
Rental Rate	\$17.50 / SF
Date Available	Now
Service Type	Full Service with expense stop
Built Out As	Full Build-Out -
Lease Term	Negotiable
Description	Previously occupied by Oklahoma Receivership.

## 3<sup>rd</sup> Floor Suite 340

Space Available	2,377 RSF
Rental Rate	\$17.50 / SF
Date Available	Now
Service Type	Full Service with expense stop
Built Out As	Shell Space
Lease Term	Negotiable
Description	Recently demised space. Landlord open to provide allowance for new paint, carpet, lighting and minor improvements.



THREE CORPORATE PLAZA - 2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"





THREE CORPORATE PLAZA - 3RD FLOOR PLAN

SCALE: 1/8" = 1'-0"

17,391 TOTAL SQ. FT.



