

FULL SERVICE OFFICE BUILDING - ENTIRE SECOND FLOOR

6,697 SF OFFICE *FOR LEASE*



521 W. Wilshire, Oklahoma City, Oklahoma 73114



7501 Broadway Extension
Oklahoma City, OK 73116

Presented By:

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Assisted By:

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PROPERTY OVERVIEW

This office building is strategically positioned along Wilshire, just west of Broadway Extension, providing convenient access to all parts of the Metro area, with a particular emphasis on Nichols Hills and Edmond.

Suite 200 is the entire second floor offering 6,697 square feet of space, which can be subdivided as needed. If the second floor is leased to a single tenant, they will enjoy the convenience of a private elevator and breathtaking views of Downtown OKC. Additionally, the second floor comes partially furnished, featuring desks, a large open bullpen area, eight private offices with windows, private restrooms, and a generously sized storage room equipped with stacking storage cabinets built on a roller system to maximize capacity. The building also provides a common use conference room on the first floor for tenant convenience and an enclosed courtyard.

Suite 200 is designed to fit a wide range of office needs. It has a private executive suite that includes a private bathroom and sitting area. There is a kitchen for staff as well as a separate coffee and snack area.

Don't miss this incredible opportunity! Contact us for more details or to schedule a tour.

Call: George Huffman @ 405-409-4400 | george@iwpok.com

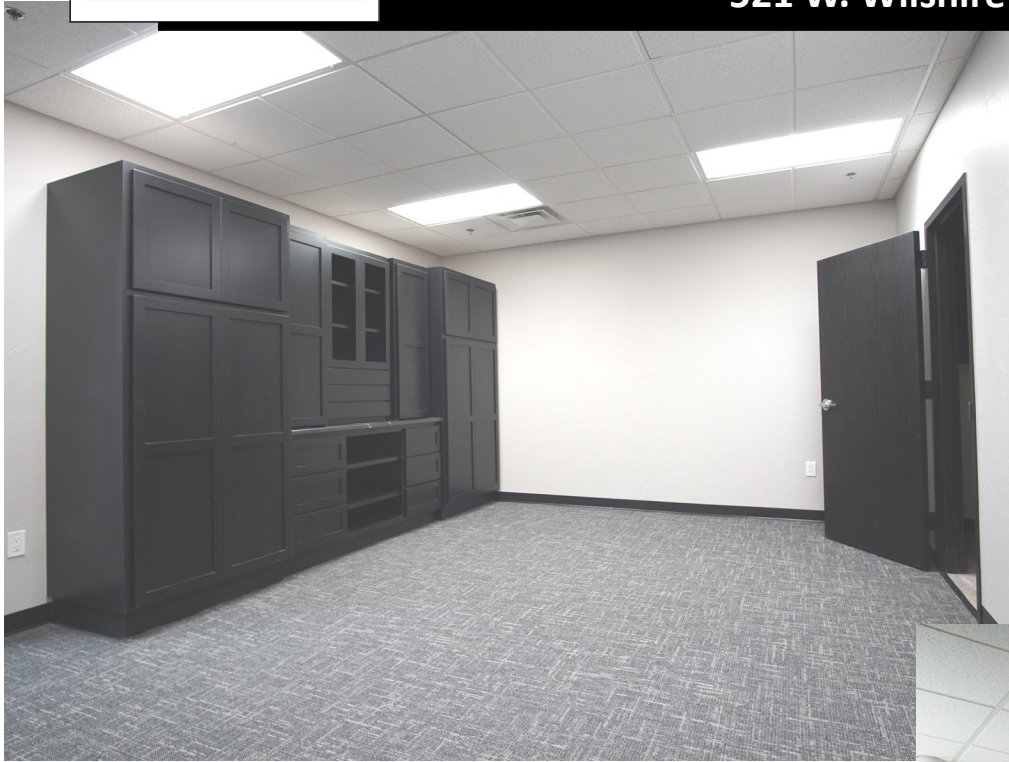
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OFFERING SUMMARY**\$21.00 SF / YEAR****AVAILABLE SF****6,697****LEASE TYPE****Full Service****TYPICAL TERM****3-5 Years****CO-BROKERAGE****3% Primary Term****FOR LEASE**



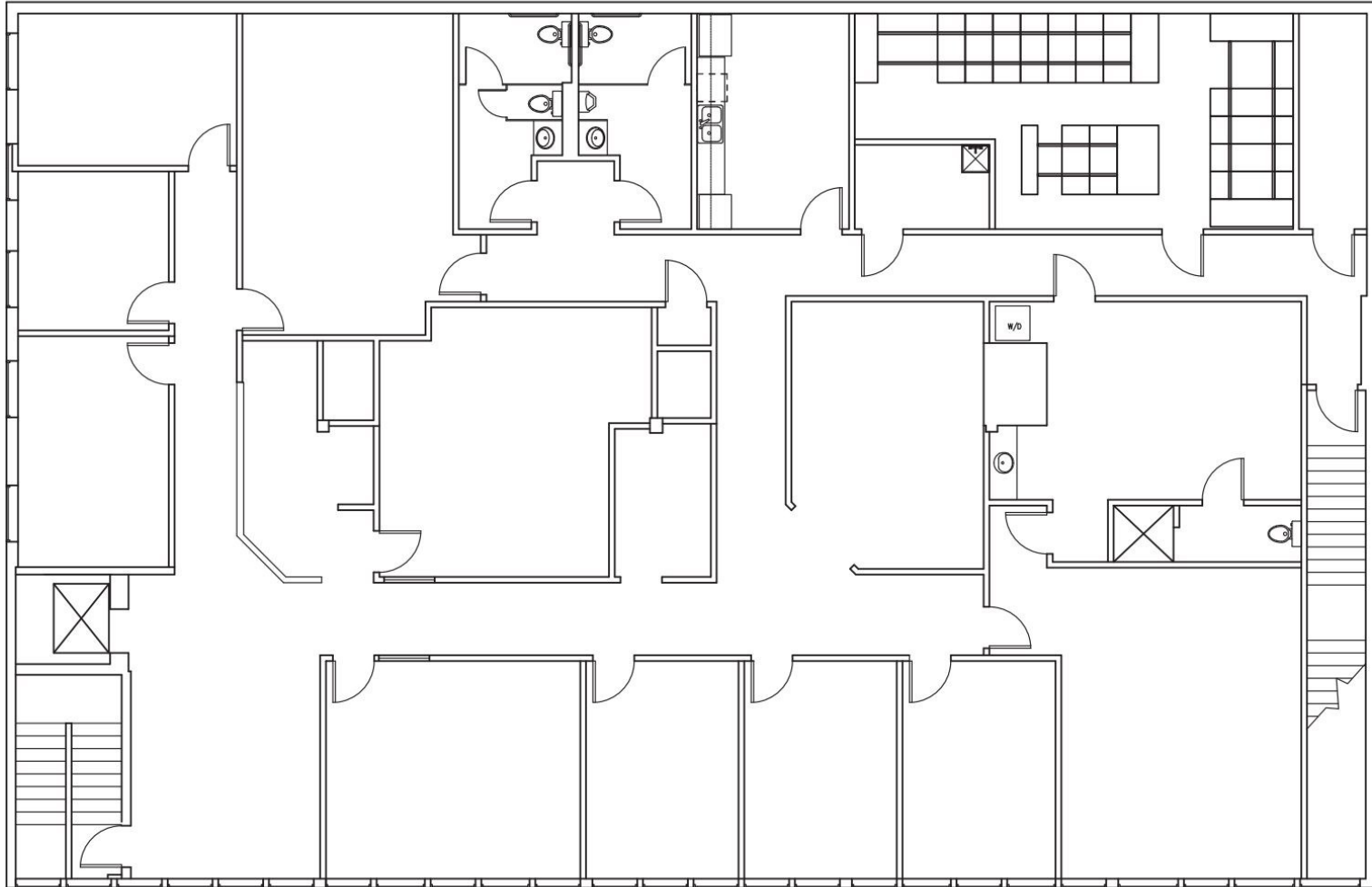






FOR LEASE

WILSHIRE
2ND FLOOR, SUITE 200
1111 N. CITY, OKLAHOMA

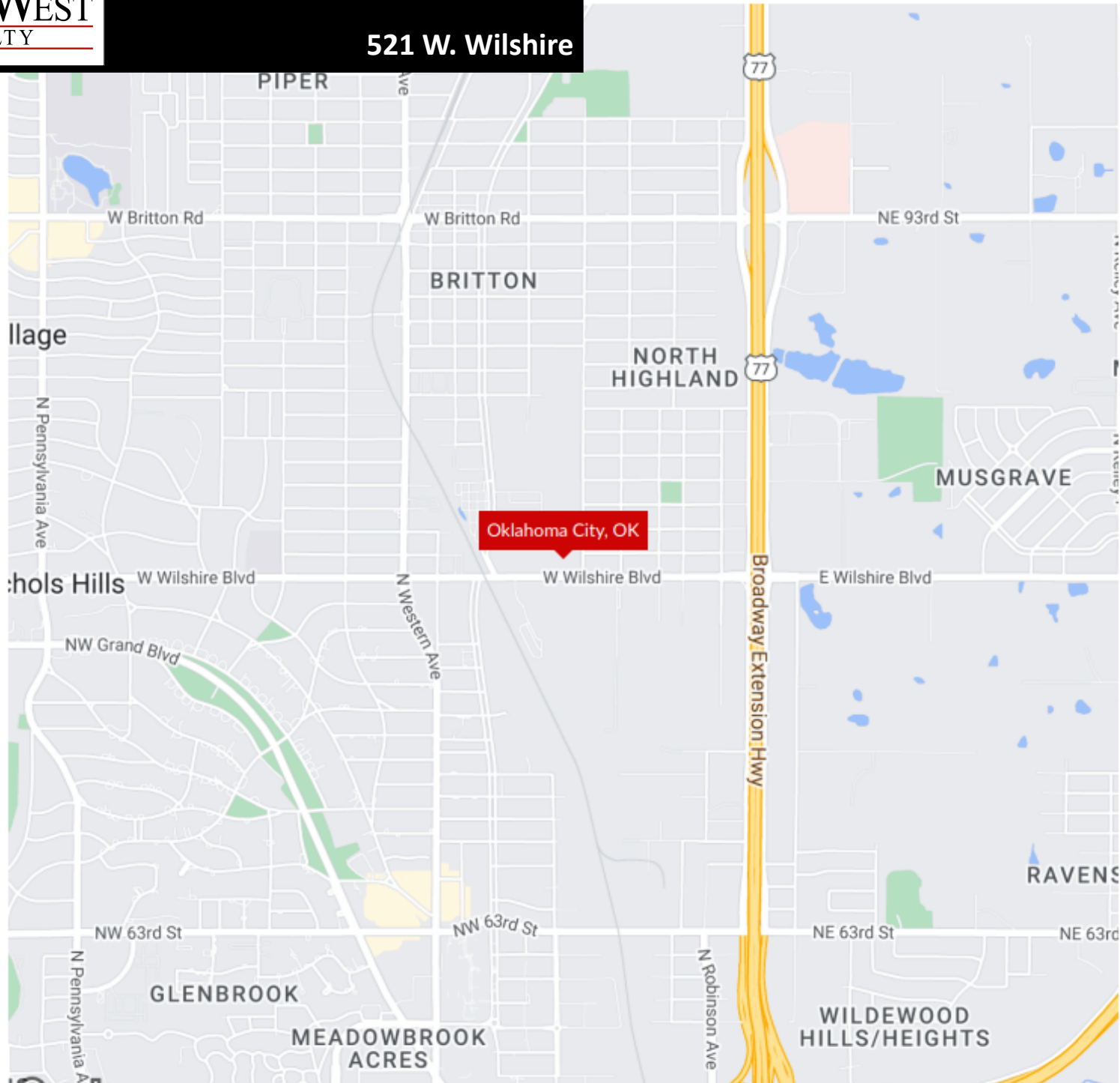


1/8"=1'-0"



FOR LEASE

521 W. Wilshire



FOR LEASE

Highlights:

- Tons of windows providing abundant natural light
- New overlaid parking lot with some covered parking
- Shared Conference Area
- Private courtyard
- Prime Location

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