



7800 NW 85th Terrace
OKLAHOMA CITY, OK 73132



Eric Williams
ewilliams@mcgeecre.com
(405) 819-1638
McGee Real Estate Services
4324 Grant Blvd
Yukon, OK 73099

At-a-Glance

Address:	7740 NW 85 th Terrace Oklahoma City, OK 73132
Building Size:	100,037 SF
Parking Spaces:	610 and 21 handicap
Year Built:	2000 2002
Submarket:	North Oklahoma City
Zoning:	PUD-262 (C-3 / AE-2)

Available Space

SF Size:	51,826
Rate:	\$11.75 SF / NNN
Net Expenses:	2025 estimate 2.72 SF
Term:	Negotiable
Allowance:	Yes
Build-out:	Plug and Play



Property Overview

7740 NW 85th Terrace is a 100,037 square foot, one-story office building located in Northwest OKC.

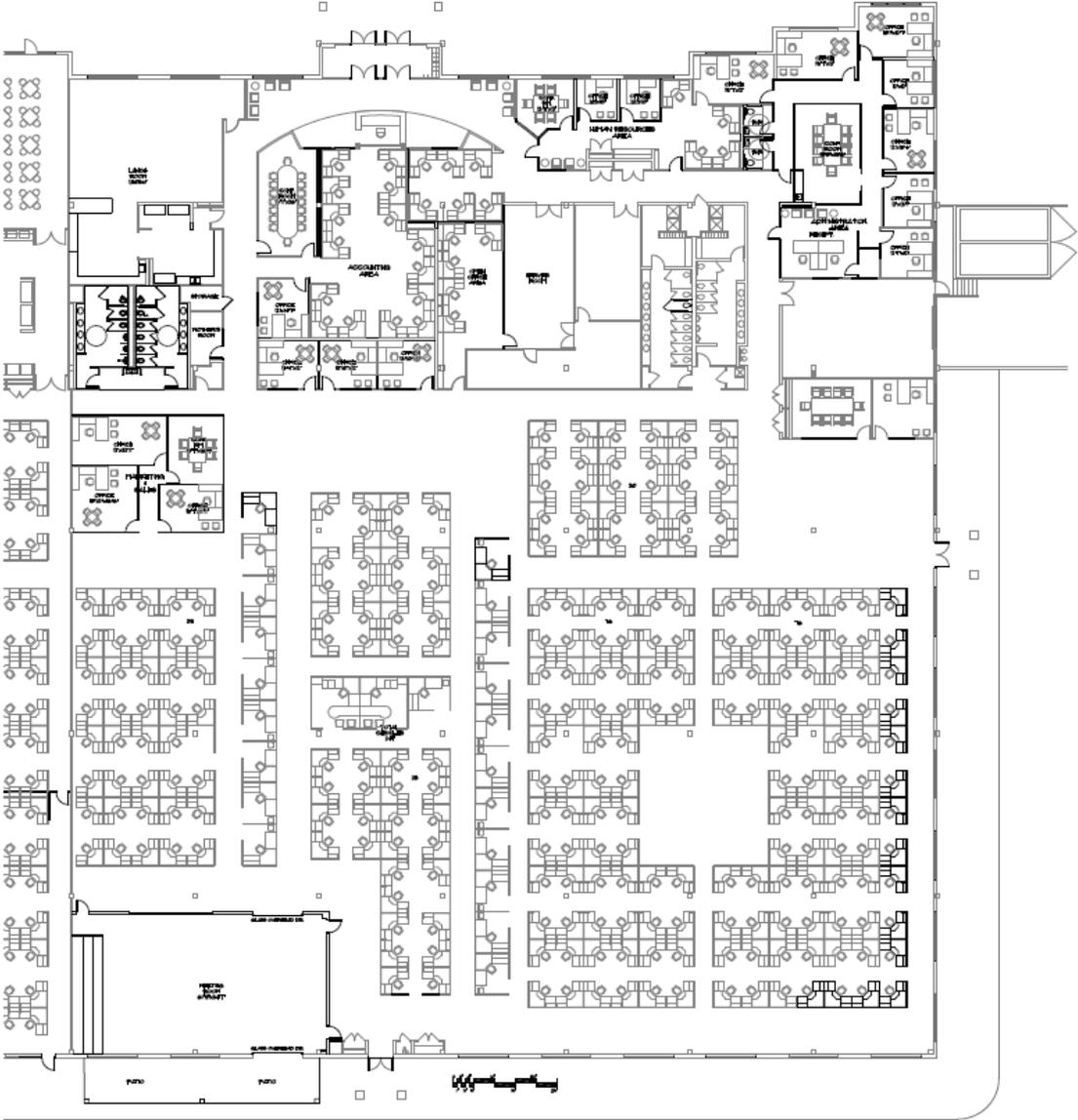
Located just off the North Expressway, the location provides quick access to the John Kilpatrick Turnpike and Lake Hefner Parkway

Formerly occupied by TBS Factoring, the 51,826 SF space currently has furniture in place for a **plug and play, move-in ready space**.

Amenities include: 750k watt **Generator** | Climate Management System | Badge Access Control System | Building Sounds System | Server Room with supplemental HVAC | 2,500 amp 480/277 volt service | AT&T and Cox Fiber | Fire Suppression System / Fire Alarm

The remainder of the building is occupied by the Oklahoma Heart Hospital.

Floorplan

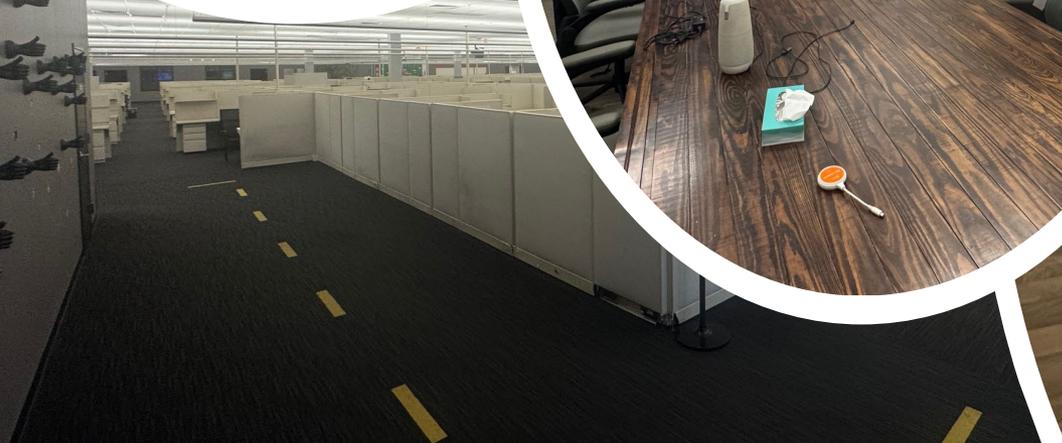


PARTIAL FLOOR PLAN

SCALE - 3/32" = 1'-0"







Vicinity Map

