

FOR SALE OR LEASE



BETHANY SQUARE

3131 N MACARTHUR BLVD, BETHANY , OK 73122

BANTA PROPERTY GROUP, LLC

405.840.1600

BANTAPROPERTYGROUP.COM

308 SW 25TH, OKLAHOMA CITY, OK 73109



BANTA

Property Group

ZACK CONROY

253.549.8701

ZACK@BANTAPROPERTYGROUP.COM

GREG BANTA

405.823.3026

GREG@BANTAPROPERTYGROUP.COM

BETHANY SQUARE

3131 N MACARTHUR BLVD, BETHANY , OK 73122



OFFERING SUMMARY

Sale Price:	\$2,676,000
Building Size:	36,356 SF
Available SF:	150 - 36,356 SF
Lot Size:	2 Acres
Number of Units:	24
Price / SF:	\$73.61
Year Built:	1974
Renovated:	2019
Zoning:	CG
Market:	Oklahoma City
Submarket:	Northwest
Traffic Count:	23,000

PROPERTY OVERVIEW

This high-profile property not only stands on one of Bethany's busiest thoroughfares for unmatched visibility but also boasts a robust suite of modern amenities tailored to a spectrum of business prospects. Spanning appx 36,356 square feet on a sizable 2-acre lot, the property has undergone significant renovations to foster today's business environment.

With swift access to I-40 and Route 66, and just down the street from Southern Nazarene University and The Children's Center Rehabilitation Hospital, 3131 N MacArthur Blvd can serve Bethany's hive of activity and draw a continuous stream of professionals and clientele.

PROPERTY HIGHLIGHTS

- **Strategic Commercial Hub:** Located on a major artery in Bethany, ensuring high visibility and ease of access for clientele and workforce.
- **Flexible and Modern Facilities:** Recently renovated to include state-of-the-art amenities, offering businesses of all sizes a sophisticated environment to thrive.
- **Community-Enriched Location:** Proximity to universities, hospitals, and recreational parks adds immense value, positioning this property as a cornerstone in the community.

ZACK CONROY

253.549.8701

ZACK@BANTAPROPERTYGROUP.COM

GREG BANTA

405.823.3026

GREG@BANTAPROPERTYGROUP.COM

BETHANY SQUARE

3131 N MACARTHUR BLVD, BETHANY , OK 73122



LOCATION DESCRIPTION

Situated along one of Bethany's principal thoroughfares, 3131 N MacArthur Blvd offers unmatched accessibility and visibility, enhanced by its proximity to major highways such as I-40 and Route 66. This prime location benefits from high traffic volumes, ideal for businesses seeking exposure and convenience. Nearby amenities enrich the site further; Southern Nazarene University and The Children's Center Rehabilitation Hospital are just a few minutes away, augmenting the local community with educational vigor and top-tier healthcare. Recreational opportunities abound with Lake Overholser and Eldon Lyon Park providing residents and professionals at Bethany Square a place to relax and rejuvenate.

Healthcare and Community Services: The building is also conveniently located near The Children's Center Rehabilitation Hospital, a top-tier facility known for its specialized healthcare services. This proximity is beneficial not only for healthcare providers looking to establish offices close to major medical facilities but also offers peace of mind for residents and workers in the area knowing that high-quality medical care is just a short drive away.

Vibrant Community Life: Bethany is known for its community life with a plethora of local businesses, shopping, dining, and entertainment options that cater to a diverse demographic. The presence of family-friendly amenities, community centers, and cultural activities makes it a welcoming environment for individuals and families alike.

Economic Growth and Development: The area around 3131 N MacArthur Blvd is experiencing growth and revitalization, making it an increasingly attractive location for businesses and investors. This trend is expected to continue as more businesses and residents discover the benefits of being located in Bethany, contributing to the area's economic resilience and dynamism.

ZACK CONROY

253.549.8701

ZACK@BANTAPROPERTYGROUP.COM

GREG BANTA

405.823.3026

GREG@BANTAPROPERTYGROUP.COM

BETHANY SQUARE

3131 N MACARTHUR BLVD, BETHANY , OK 73122



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	150 - 36,356 SF	Lease Rate:	\$8.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	LEASE TYPE	DESCRIPTION
Bethany Sqaure	Available	Modified Gross	<p>The full ±36,000 SF, two-story professional office campus is available for a single user, or it can be leased to a multi-tenant environment with up to 20-24 individual businesses, or a blend in between.</p> <p>Purpose-built with multiple lobbies, 6 stairwells, connecting corridors, and repeatable micro-suite footprints, the building can support a full range of users: medical, professional office, counseling groups, back-office operations, co-working models, and local service providers.</p> <p>The second floor features a large number of private offices and small suites (approx. 200-500 SF each) arranged around central lobbies, along with larger contiguous blocks such as Suite 202 (3,000 SF) and Suite 216 (2,500 SF). The first floor features the larger event/reception areas (±6,000-9,000 SF), multiple lobby access points and a 1,500SF workshop warehouse with over-head-door making it ideal for anchor users, medical buildouts, or high-visibility front-office operations.</p>

ZACK CONROY

253.549.8701

ZACK@BANTAPROPERTYGROUP.COM

GREG BANTA

405.823.3026

GREG@BANTAPROPERTYGROUP.COM



BETHANY SQUARE

3131 N MACARTHUR BLVD, BETHANY , OK 73122

LOCATION INFORMATION

Market	Oklahoma City
Sub-market	Northwest
Township	Fruitland Garden
Road Type	Paved
Market Type	Medium
Nearest Highway	Route 66
Nearest Airport	Wiley Post

BUILDING INFORMATION

Tenancy	Single or Multiple
Average Floor Size	18,178 SF
Gross Leasable Area	36,500 SF
Construction Status	Existing



WHY BETHANY

Traffic Count Street	N MacArthur Blvd
Traffic Count Frontage	300

Bethany perfectly blends the intimacy of medium-town living with the conveniences of a larger metro area. This suburb of Oklahoma City offers an impressive array of amenities, from diverse shopping options and eclectic dining to outdoor activities and exceptional educational and healthcare facilities.

Residents enjoy both the accessibility of everyday necessities at local and national retailers and the variety of leisure options at nearby Lake Overholser and well-equipped local parks. The presence of Southern Nazarene University and early childhood through 12th grade schools enriches the community with academic and cultural life, while Bethany's top-notch Children's Hospital provides services that are readily available.

Just a short drive from downtown Oklahoma City, Bethany provides a unique mix of metropolitan benefits and the welcoming atmosphere of a close-knit community, making it an ideal locale for those seeking a balanced lifestyle.

Community

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Gated Surface
Number of Parking Spaces	120

ZACK CONROY

253.549.8701

ZACK@BANTAPROPERTYGROUP.COM

GREG BANTA

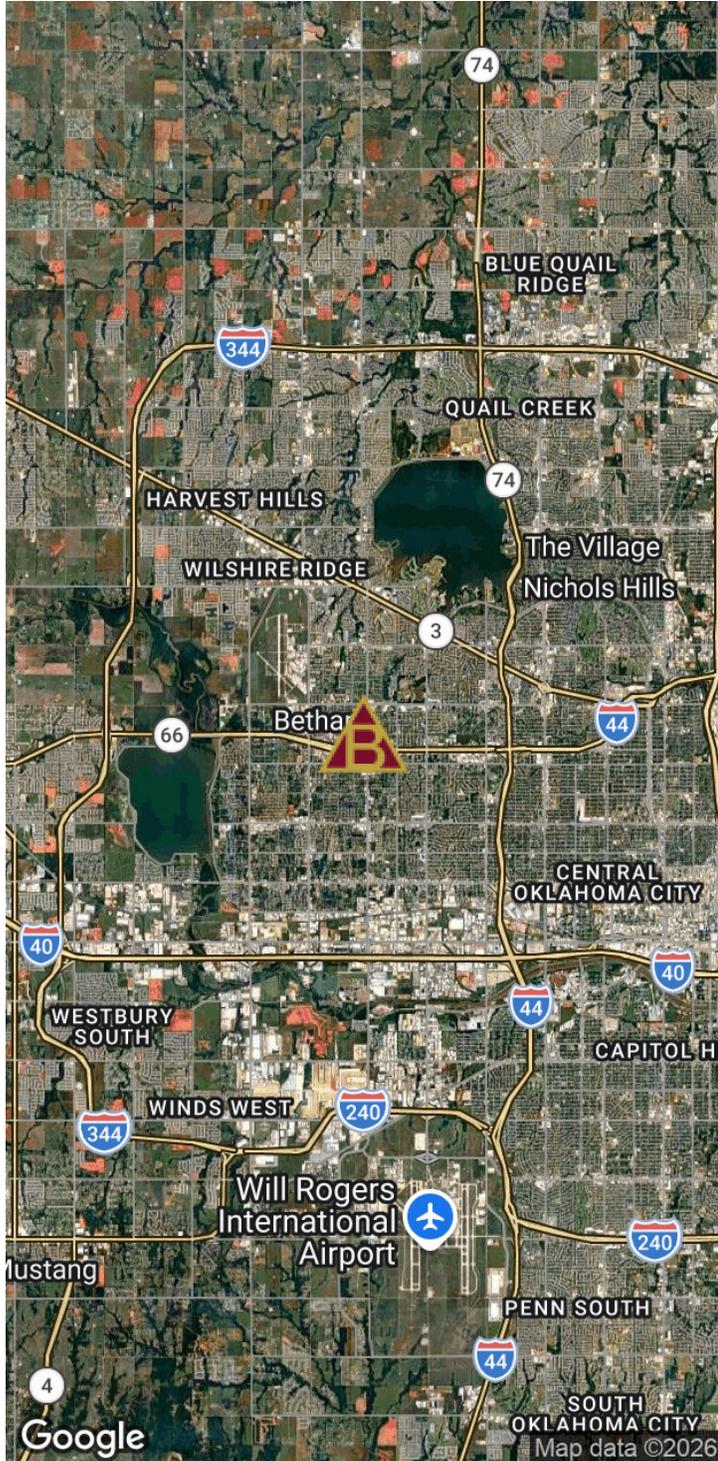
405.823.3026

GREG@BANTAPROPERTYGROUP.COM



BETHANY SQUARE

3131 N MACARTHUR BLVD, BETHANY , OK 73122



- Strategic Commercial Hub: Located on a major artery in Bethany, ensuring high visibility and ease of access for clientele and workforce.
- Flexible and Modern Facilities: Recently renovated spaces offering businesses of all sizes a environment equipped for todays demand.
- Community-Enriched Location: Proximity to universities, hospitals, and recreational parks adds to its appeal, positioning this property as a cornerstone in the community.
- Diverse Business Opportunities: With C-G zoning, the property supports a wide range of commercial activities for a resourceful investment.

ZACK CONROY

253.549.8701

ZACK@BANTAPROPERTYGROUP.COM

GREG BANTA

405.823.3026

GREG@BANTAPROPERTYGROUP.COM



BETHANY SQUARE

3131 N MACARTHUR BLVD, BETHANY , OK 73122



INTERIOR-UTILITIES-EXTERIOR

- Interior: Multiple spacious reception areas where visitors can be greeted upon entering and 4 separate lobbies. The interior spaces are updated, allowing for a variety of configurations from open-plan environments to private offices, featuring quality finishes. The building also includes an event center, and tenant gym/workout room. First Floor: Reception, Event Center, Workshop with Overhead Door, Specialty area, offices, retail spaces. Second Floor: Primarily focused on office and administrative functions. Common area, corridors, conference room, open suites.
- Utilities: 8 total Service, AC and Mechanical Rooms. Dedicated spaces for building management systems ensure that the environments are well-regulated, comfortable and conveniently placed throughout the building to support daily operations: Like the ground floor, the second floor also is equipped with several utility spaces that support the office environments, including janitorial closets, mechanical rooms, and small storages.
- Exterior: Recently updated stucco facade in a blend of neutral and vibrant colors. The exterior includes detailed paneling and a flat roof, contributing to its modern aesthetic. Ample Parking, frontage landscaping, and lighting illuminates the building effectively, promoting visibility and security during the evening hours.

ZACK CONROY

253.549.8701

ZACK@BANTAPROPERTYGROUP.COM

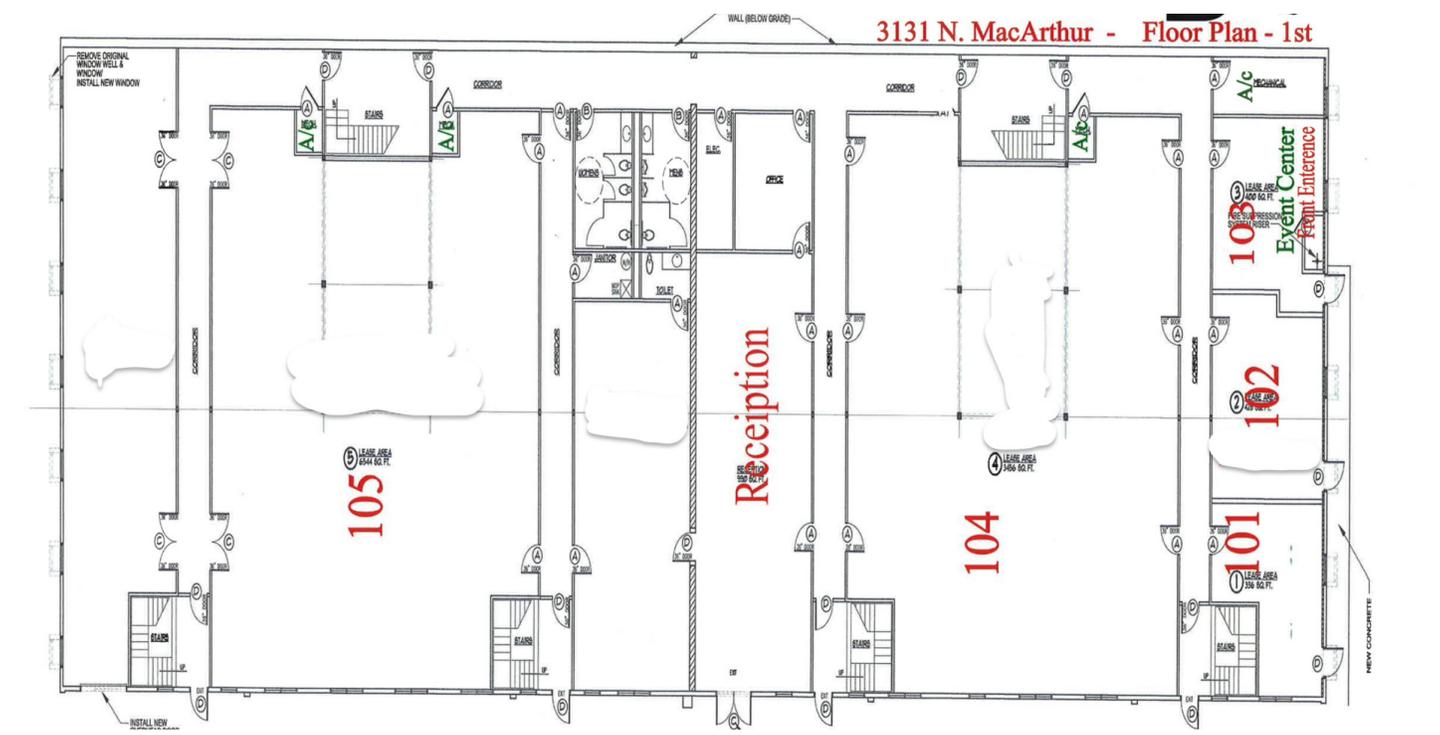
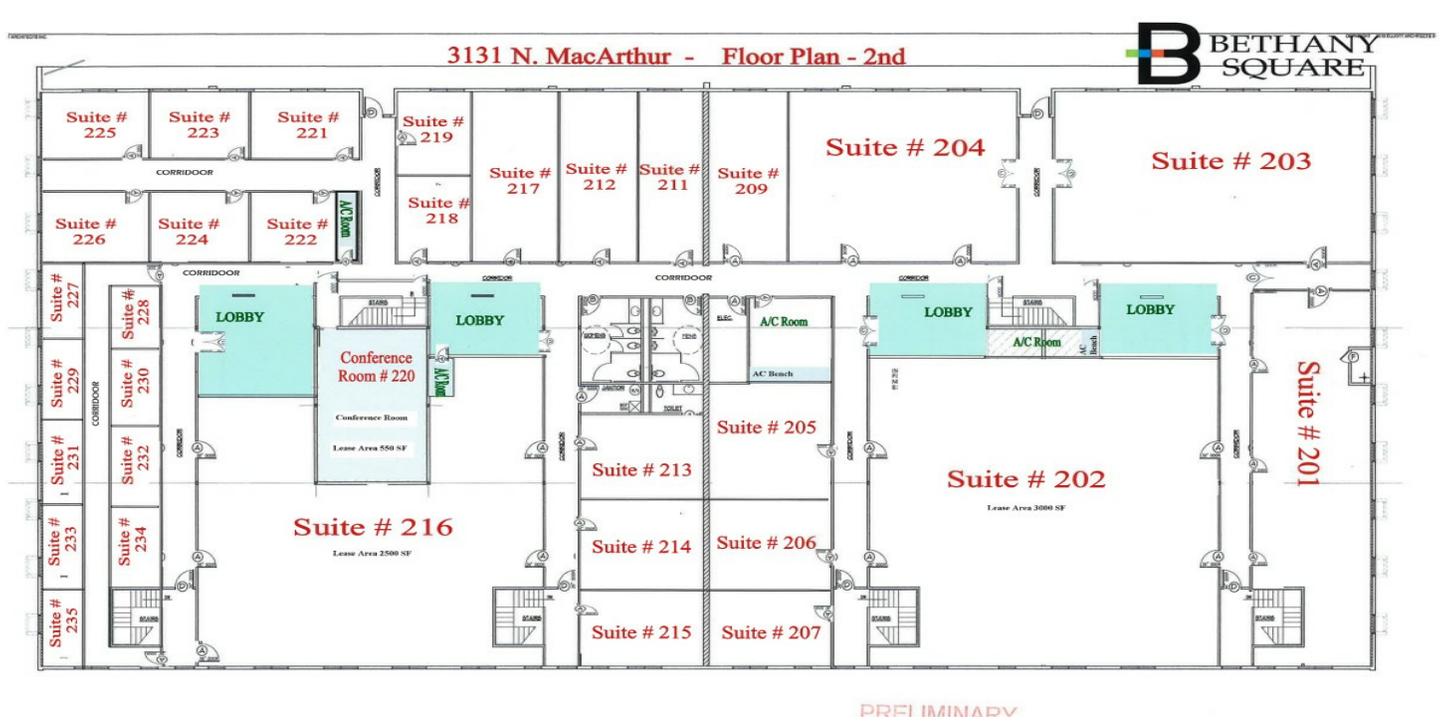
GREG BANTA

405.823.3026

GREG@BANTAPROPERTYGROUP.COM

BETHANY SQUARE

3131 N MACARTHUR BLVD, BETHANY , OK 73122



ZACK CONROY

253.549.8701

ZACK@BANTAPROPERTYGROUP.COM

GREG BANTA

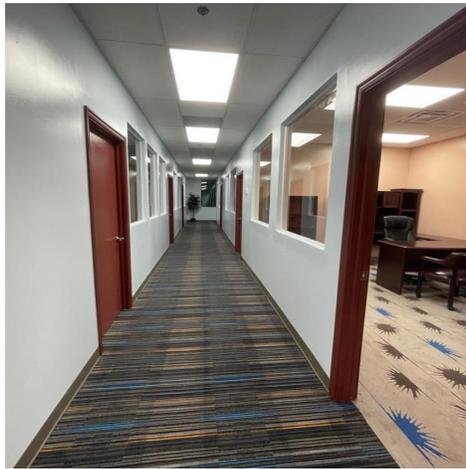
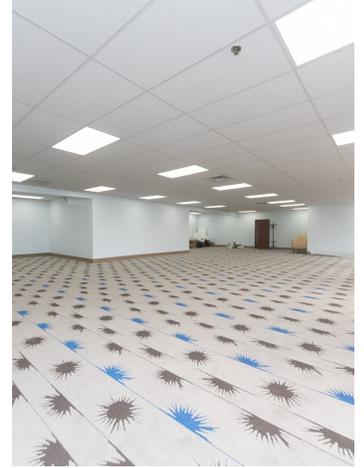
405.823.3026

GREG@BANTAPROPERTYGROUP.COM



BETHANY SQUARE

3131 N MACARTHUR BLVD, BETHANY , OK 73122



ZACK CONROY

253.549.8701

ZACK@BANTAPROPERTYGROUP.COM

GREG BANTA

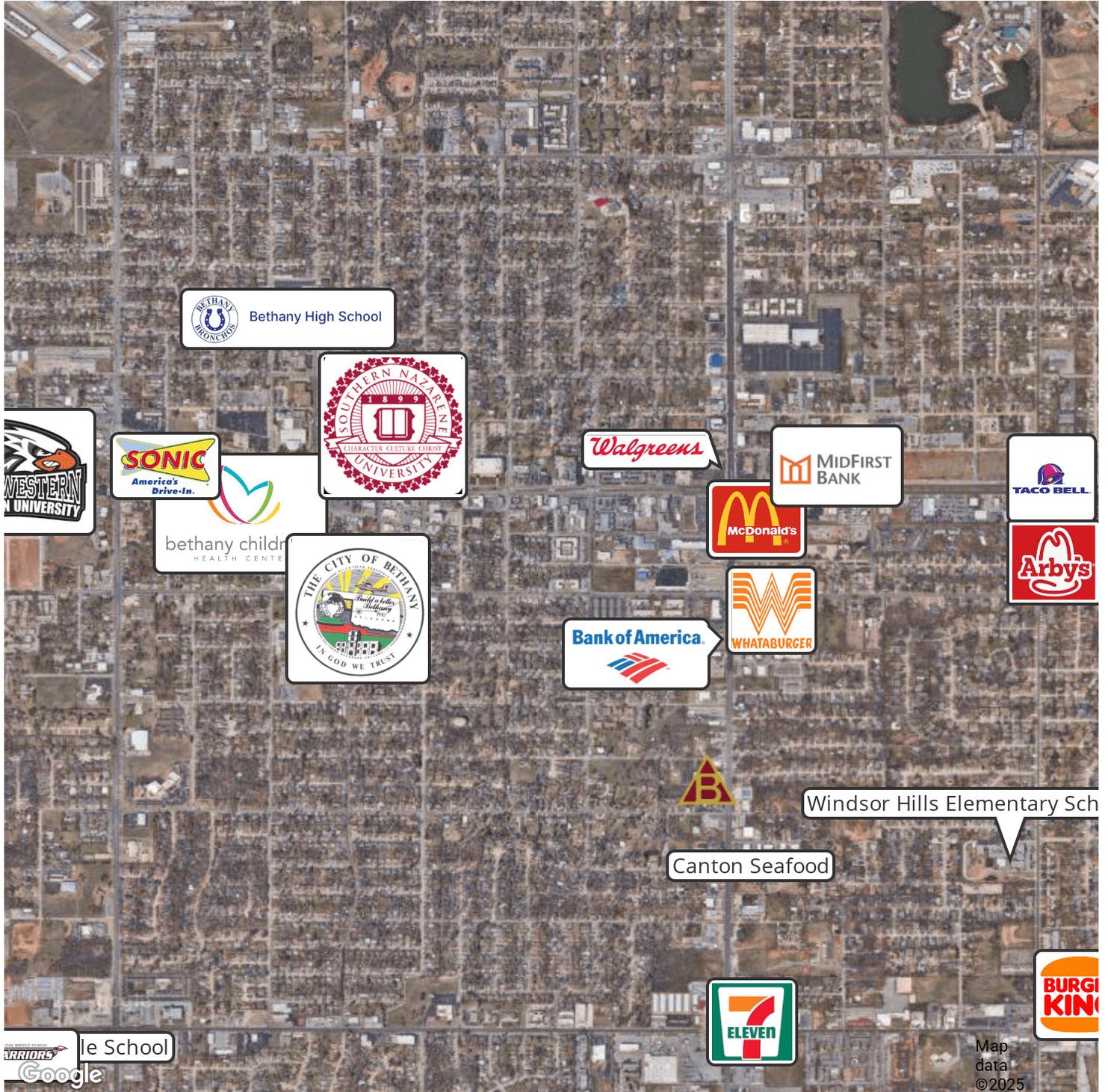
405.823.3026

GREG@BANTAPROPERTYGROUP.COM



BETHANY SQUARE

3131 N MACARTHUR BLVD, BETHANY , OK 73122



ZACK CONROY

253.549.8701

ZACK@BANTAPROPERTYGROUP.COM

GREG BANTA

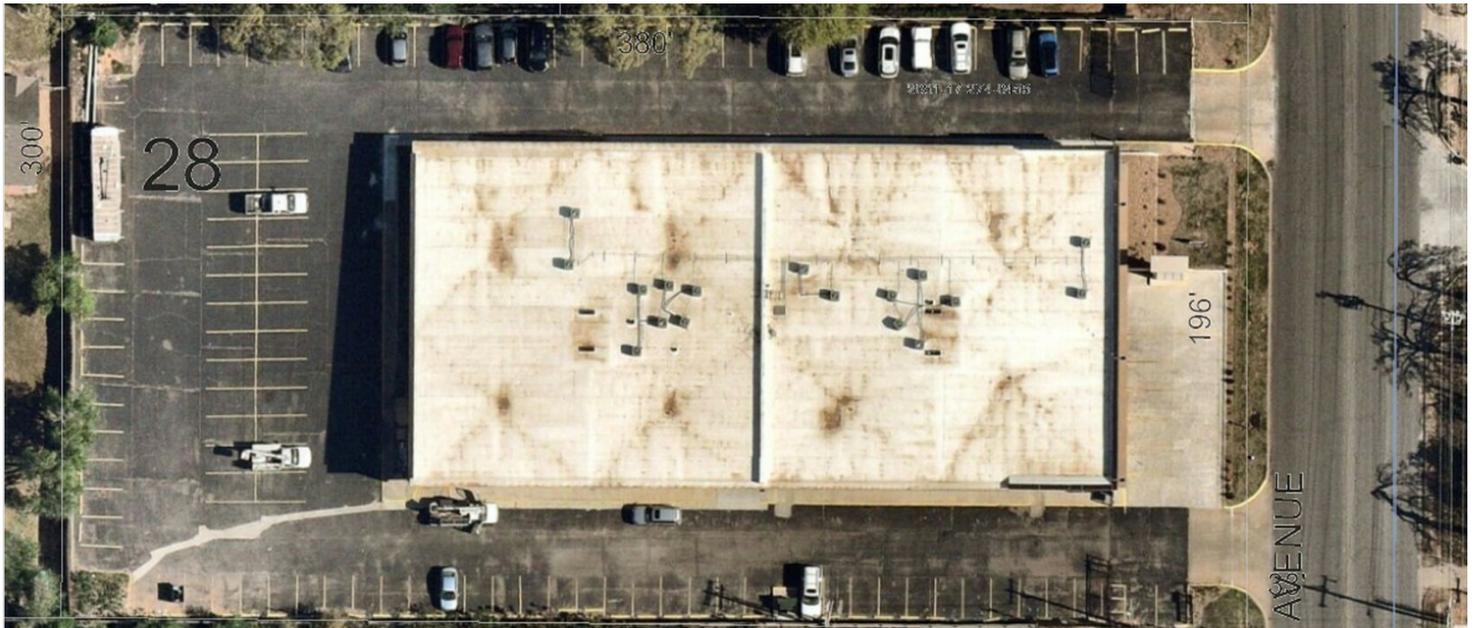
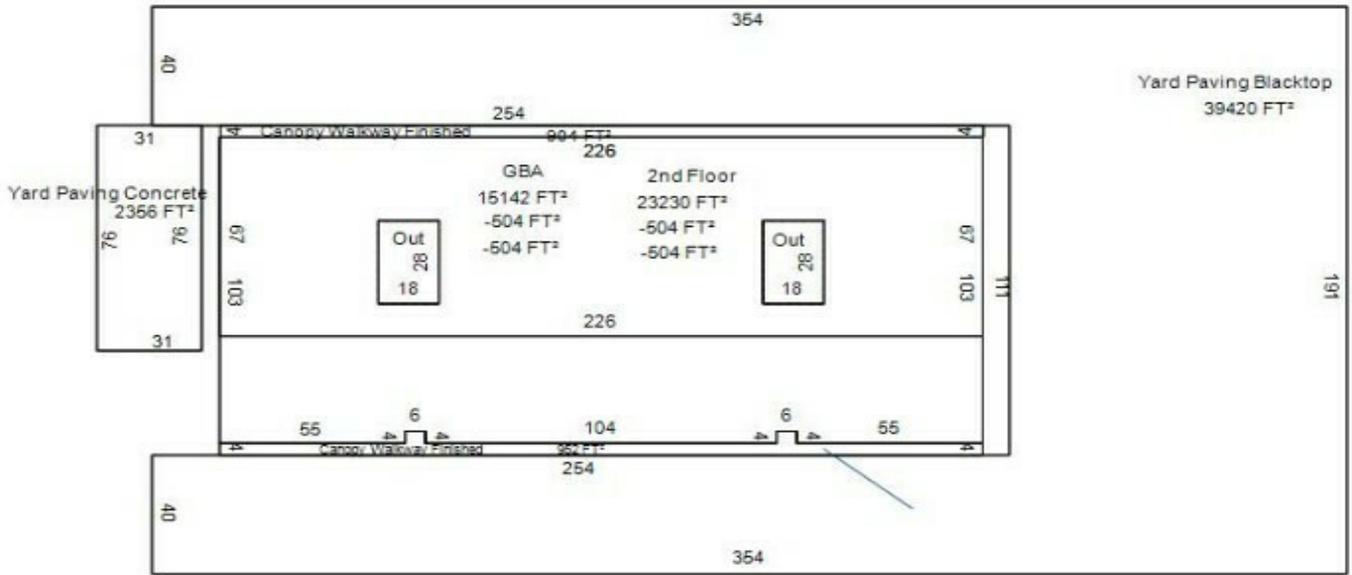
405.823.3026

GREG@BANTAPROPERTYGROUP.COM



BETHANY SQUARE

3131 N MACARTHUR BLVD, BETHANY , OK 73122



ZACK CONROY

253.549.8701

ZACK@BANTAPROPERTYGROUP.COM

GREG BANTA

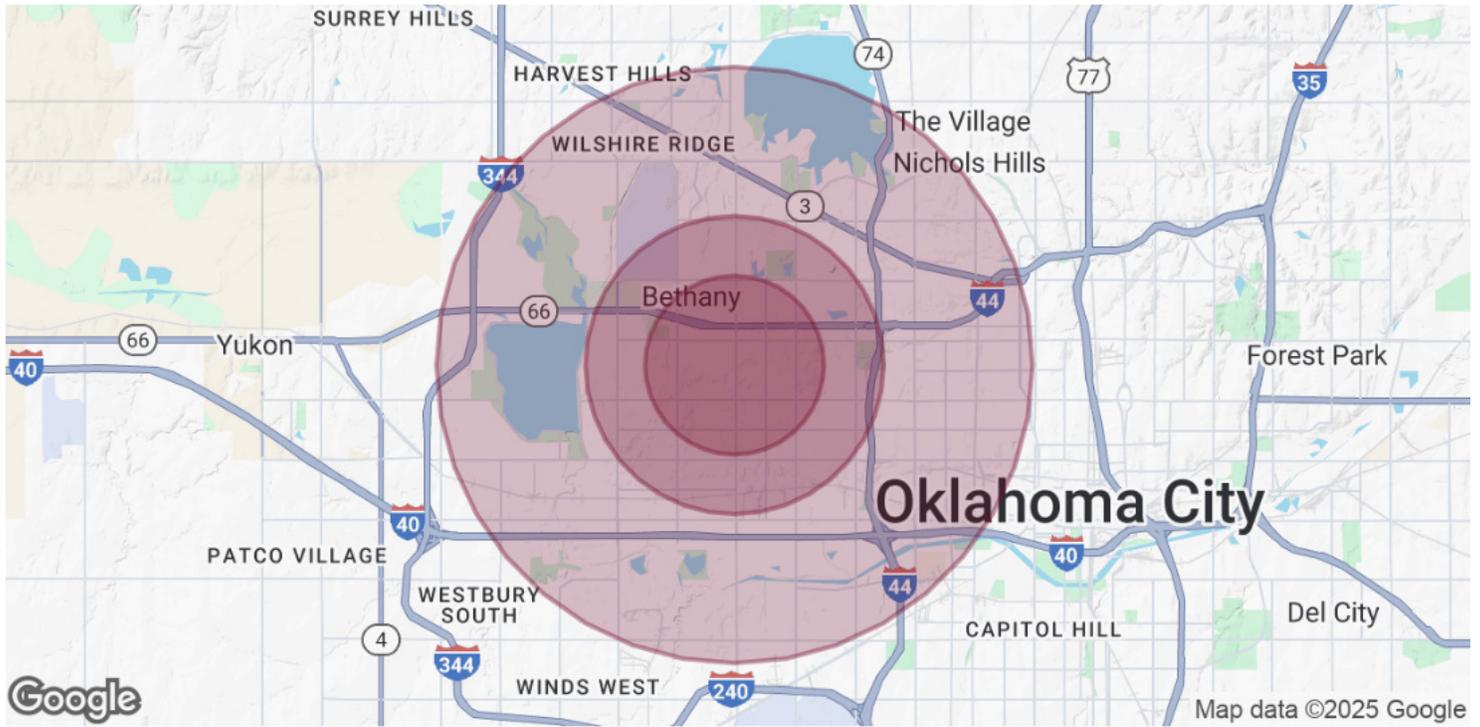
405.823.3026

GREG@BANTAPROPERTYGROUP.COM



BETHANY SQUARE

3131 N MACARTHUR BLVD, BETHANY , OK 73122



POPULATION	1.5 MILES	2.5 MILES	5 MILES
Total Population	33,636	76,503	178,632
Average Age (Male)	36	36	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	1.5 MILES	2.5 MILES	5 MILES
Total Households	13,031	30,197	73,637

TRAFFIC COUNTS	
NW 31st Ter S	23,000/day

Demographics data derived from AlphaMap

HEADER 1	SOURCE	CURRENT
Market Sale Price per area	Costar	\$120/SF
Submarket 2-4 Star	Costar	\$19.98 SF/YR

ZACK CONROY

253.549.8701

ZACK@BANTAPROPERTYGROUP.COM

GREG BANTA

405.823.3026

GREG@BANTAPROPERTYGROUP.COM



BETHANY SQUARE

3131 N MACARTHUR BLVD, BETHANY , OK 73122



ZACK CONROY

Cell: 253.549.8701

OK #202832

PROFESSIONAL BACKGROUND

Zack is a commercial real estate broker and Senior Officer at Banta Property Group, specializing in office, flex, and entertainment assets across the Oklahoma City metro. With half a decade of experience in sales, leasing, and landlord/tenant representation, Zack brings a sharp, solutions-oriented approach to every deal — from customized CRE consulting to hands-on transaction management.

Before entering commercial real estate, Zack spent 12 years in industrial manufacturing in Tacoma, Washington, producing cold-rolled steel products for the mining industry under his uncles tutelage. He later served as deck boss on commercial fishing vessels in Alaska. He also facilitated hospitality operations at some of the most premier venues in the country like the Yellowstone Club. These varied roles shaped Zack’s leadership style, resilience, and ability to coordinate complex projects with precision. His ability to comprehend both sides of transactions has resulted in numerous successful deals negotiated on behalf of his clients.

Zack earned a degree in Environmental Studies from Montana State University, where he also played and coached baseball for the Mountain West Conference. He is an active member of the Oklahoma City Chamber of Commerce and Oklahoma Commercial Real Estate Council and was awarded the 2024 Office Sale Transaction of the Year. Originally raised by his grandparents on a small island in the Pacific Northwest, Zack now lives in Oklahoma with his wife, Grace. Together, they are avid snow skiers, love spending time at the lake with their two dogs, and enjoy exploring the world.

RECENT TRANSACTION

4107 N Council Rd

Medical Office - Northwest Submarket
Bethany, OK 73008

Dec 30, 2024
Sale Date

\$3.85M
Sale Price

\$151.63
Price/SF

7.81%
Cap Rate

25,414
SF RBA

2023
Built

100%
Leased at Sale



Bethany Business Park

ZACK CONROY

253.549.8701

ZACK@BANTAPROPERTYGROUP.COM

GREG BANTA

405.823.3026

GREG@BANTAPROPERTYGROUP.COM

