

BE A PART OF THE FUTURE
OF WEST OKLAHOMA CITY.



W E S T G A T E
P A R K



GARDNER
TANENBAUM



WEST GATE PARK

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Westgate Park is 100 acres of prime land suited for multiple usage. It is currently home to a 200,000 sq. ft. Class A office building, additional office, retail and restaurant space, a multifamily apartment community, Westgate Park Apartments, as well as space for additional industrial and warehouse usage.

Occupying the northeast corner of W Reno Ave. and Sara Rd., Westgate Park is located in the fastest-growing county in the state. Conveniently located in close proximity to both Kilpatrick Turnpike and I-40, this property is just minutes from downtown and provides a direct route to Will Rogers World Airport now that the Kilpatrick Turnpike is complete.

 15k vehicles travel per day

 Close proximity to Kilpatrick Turnpike

 Over 1k daytime employees onsite

RETAIL

PROPERTY OVERVIEW

Now leasing for space in the Westgate Park office and retail development. Phase I includes one 10,500 SF retail building and one 10,500 SF office building. Located just south of the flagship, Class-A, Westgate One office building. This property fronts Reno Ave and has immediate access to seating surrounding the pond. This is a perfect place for retail services to the existing 700 employees of Westgate One, as well as the residents of the area.

SUMMARY

Available SF	1,750 - 10,500 SF
Lease Rate	\$18.00 SF/yr
Lease Type	Modified Grass
Building Size	10,500
Market	Oklahoma City
Submarket:	Mustang, Yukon
CAM:	\$1.25/SF

LEASE OPPORTUNITY



HIGHLIGHTS

- » New Modern Construction
- » Ample Parking
- » Proximity to Retail
- » Signage Opportunities
- » Expansion Opportunities
- » Direct route to Will Rogers World Airport with completion of the Kilpatrick Turnpike



RETAIL

LEASE OPPORTUNITY



LOCATION OVERVIEW

Located in developing Westgate Park on the northeast corner of W Reno Ave and Sara Rd in the fastest growing county in the state! Conveniently located to both Kilpatrick Turnpike and I-40 and just minutes from downtown. Continued expansion of the turnpike provides a direct route to Will Rogers World Airport. This phase I retail project sits on the corner of the development that fronts Reno Ave.

AREA DEMOGRAPHICS

POPULATION	2 MILE	5 MILES	10 MILES
Total Population	24,916	125,214	415,595
Median Age	35.9	36.9	36.3
Median Age (Male)	35.2	35.9	35.2
Median Age (Female)	36.5	38.0	37.5
Households	9,487	47,624	160,097
# of persons per HH	2.62	2.61	2.55
Average HH Income	\$92,331	\$90,423	\$84,982
Median House Value	\$173,242	\$189,034	\$185,410

POPULATION TRAVEL TO WORK (10 MI)

<30 Minutes	146,652 / 75%
30-60 Minutes	43,422 / 22%
60+ Minutes	6,474 / 3%



RETAIL

OFFICE

PROPERTY OVERVIEW

Now leasing office space in the Westgate Park office and retail development. Phase I includes one 10,500SF office building and one 10,500 SF retail building. Located just south of the flagship, Class-A, Westgate One office building and its over 700 daily employees, this property fetures a waterfront view and immediate access seating surrounding the pond.

This is a perfect place for business headquarters or services for the existing employees in Westgate One and the myriad of residential consumers in the area.

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OFFICE WESTGATE ONE

PROPERTY OVERVIEW

The Westgate One office building is the only Class A space in Canadian County, and is the flagship building for the developing, mixed-use Westgate Park. NTT Data occupies floors 3 through 5, leaving the 40,000sf floor plates on floors 1 and 2 ready for build-to-suit tenants.

The lobby welcomes you with a sleek contemporary design equipped with a unique touchscreen directory. Common hallways and bathrooms are completed, providing extra wide corridors, 9' and higher ceilings and beautiful finishing touches. The building is also equipped with the added benefit of a freight elevator

SUMMARY

Available SF	1,500 - 34,136 SF
Lease Rate	\$20.00 SF/yr
Year Built:	2016
Building Size	200,000
Zoning	Urban Commercial
Market	Oklahoma City
Submarket	Mustang, Yukon
CAM	\$1.25/SF

LEASE OPPORTUNITY



WESTGATE PARK DEVELOPMENT

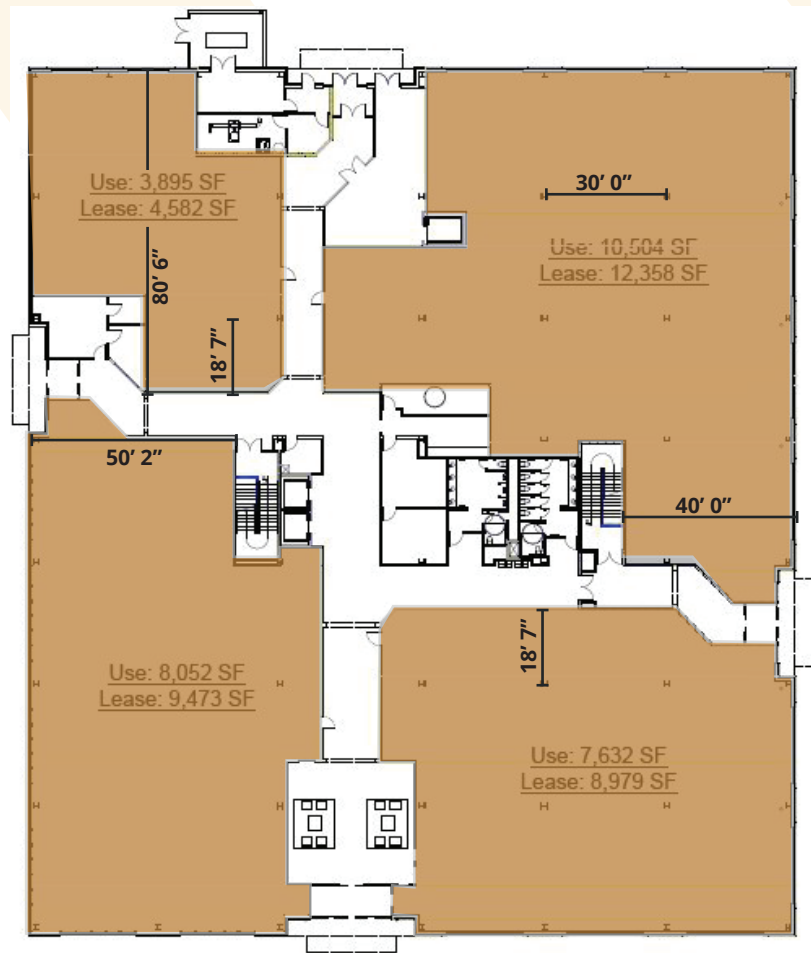
Westgate Park development plans include the addition of +40,000sf of retail and +60,000sf of additional office. In addition to the development of multi-family units to the east, pad sites are available for a hard corner convenience store, 2-story office building, retail center and full service restaurants/fast food. Tenants in Westgate One will have immediate access to these retail, eateries, and beautiful outdoor spaces, all within minutes of downtown OKC.

HIGHLIGHTS

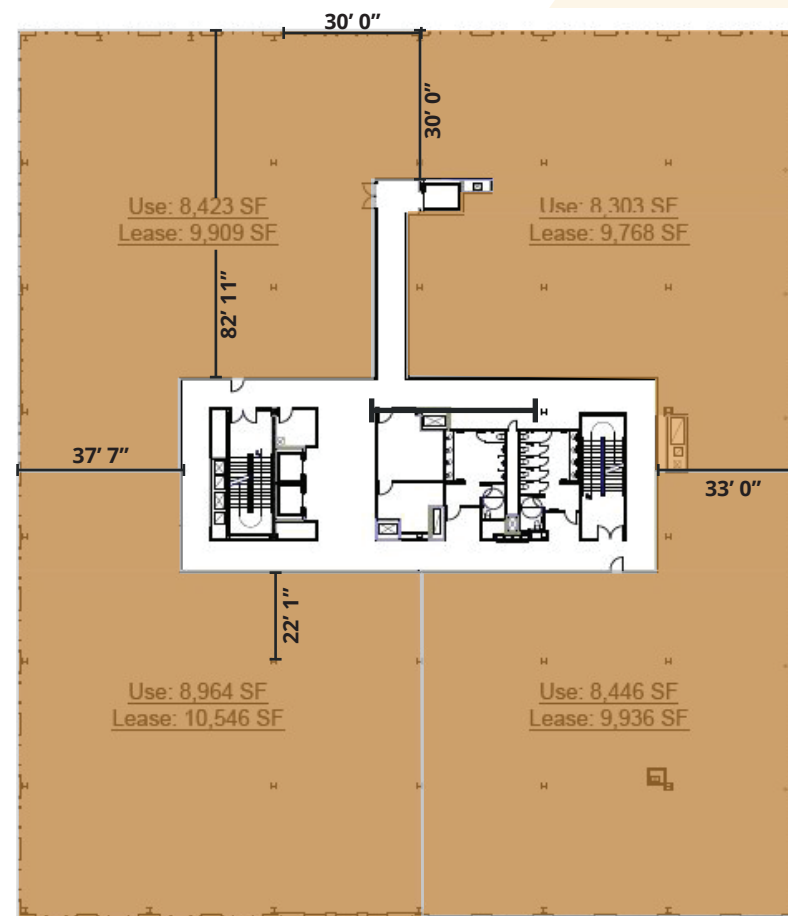
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WESTGATE ONE - FLOOR ONE



WESTGATE ONE - FLOOR TWO



OFFICE

LEASE OPPORTUNITY



LOCATION OVERVIEW

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WESTGATE
PARK

OFFICE

LAND

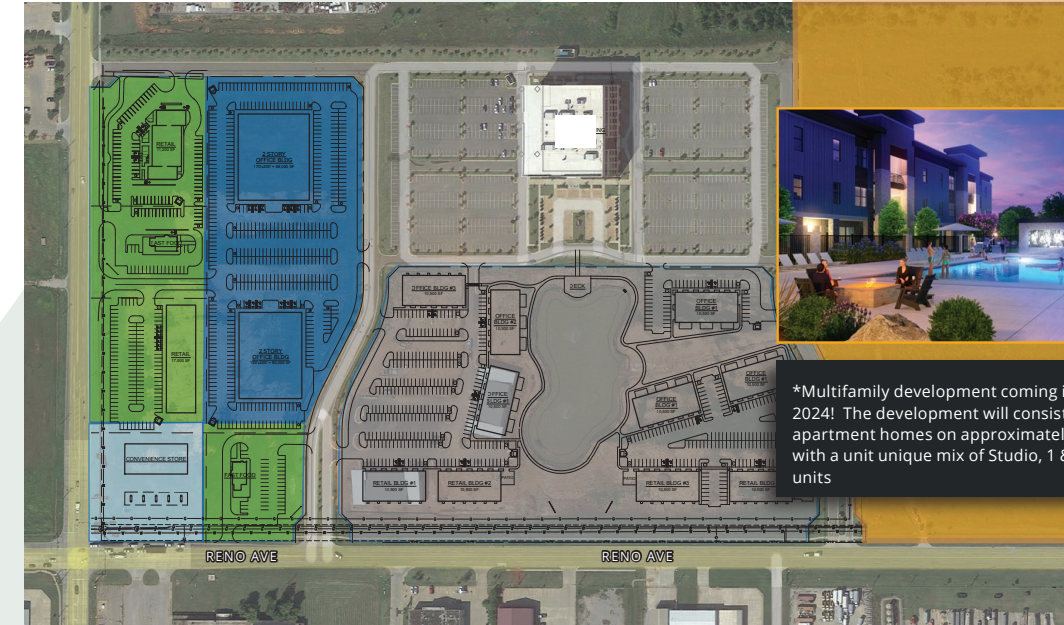
PROPERTY OVERVIEW

As part of the developing Westgate Park, this mixed-use property has frontage on N Sara Road and W Reno Ave. Westgate Park features the flagship Westgate One office building, home to NTT DATA. Existing development plan includes retail and eateries, additional office buildings, and 444 Class A apartment homes. Lot sizes & pricing varies, ranging from \$7.50/SF - \$15.00/SF.

SUMMARY

Sale Price:	\$7.50 - \$15.00/sf
10 Lots:	Variable Sizes
Zoning:	Urban Commercial
Market:	Oklahoma City
Submarket:	Mustang, Yukon

INVESTMENT OPPORTUNITY



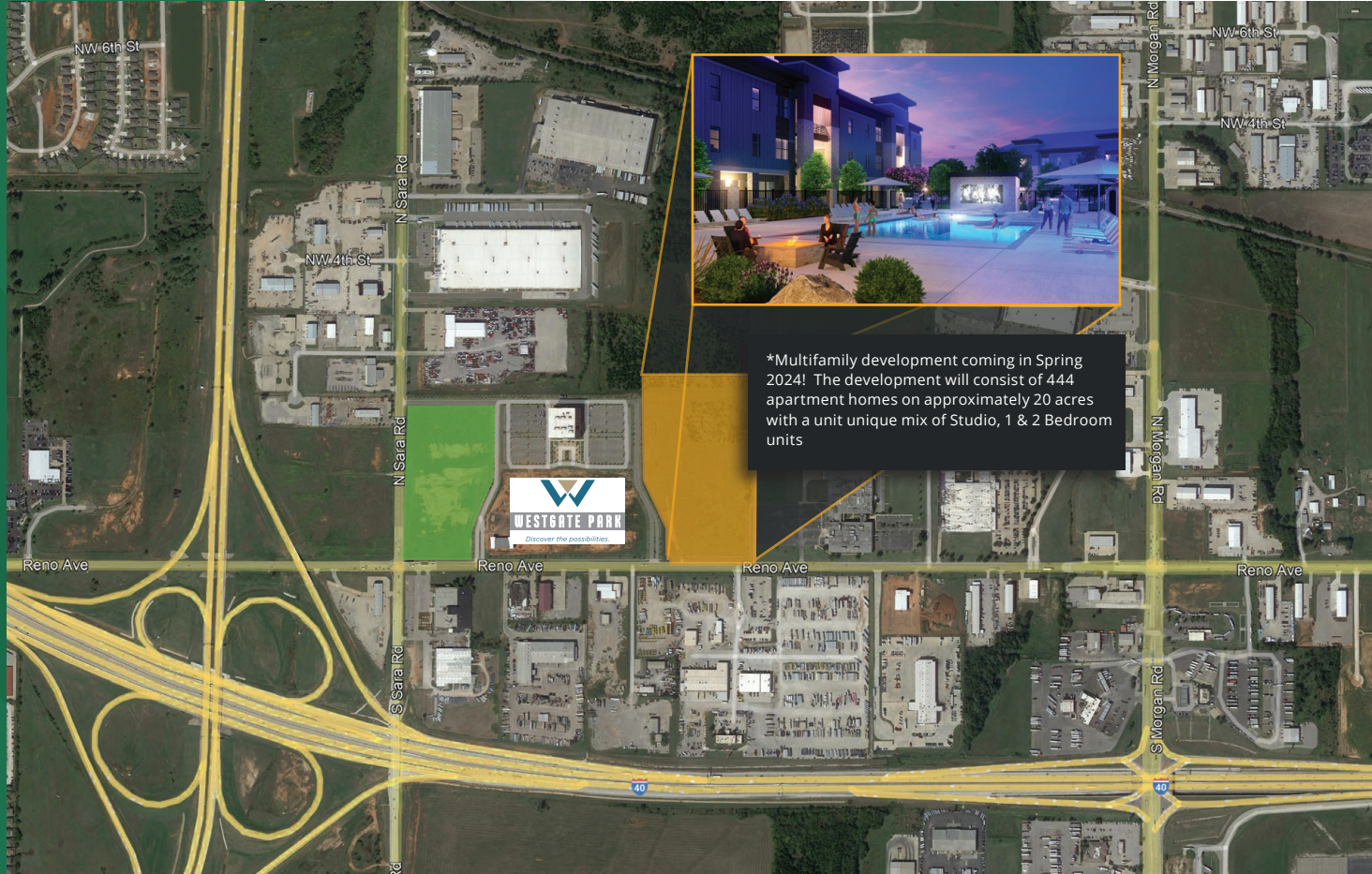
*Multifamily development coming in Spring 2024! The development will consist of 444 apartment homes on approximately 20 acres with a unit unique mix of Studio, 1 & 2 Bedroom units

HIGHLIGHTS

- » Traffic Counts 10,000 and higher
- » 1,000 Daily employees in place at Westgate One
- » Immediate proximity to I-40 & Kilpatrick Turnpike
- » Turnpike expansion includes interchanges at SW 15th & SW 29th at Sara Road
- » Four miles West from The Outlet Shops of OKC
- » Surrounded by Yukon & Mustang Schools



LAND



LOCATION OVERVIEW

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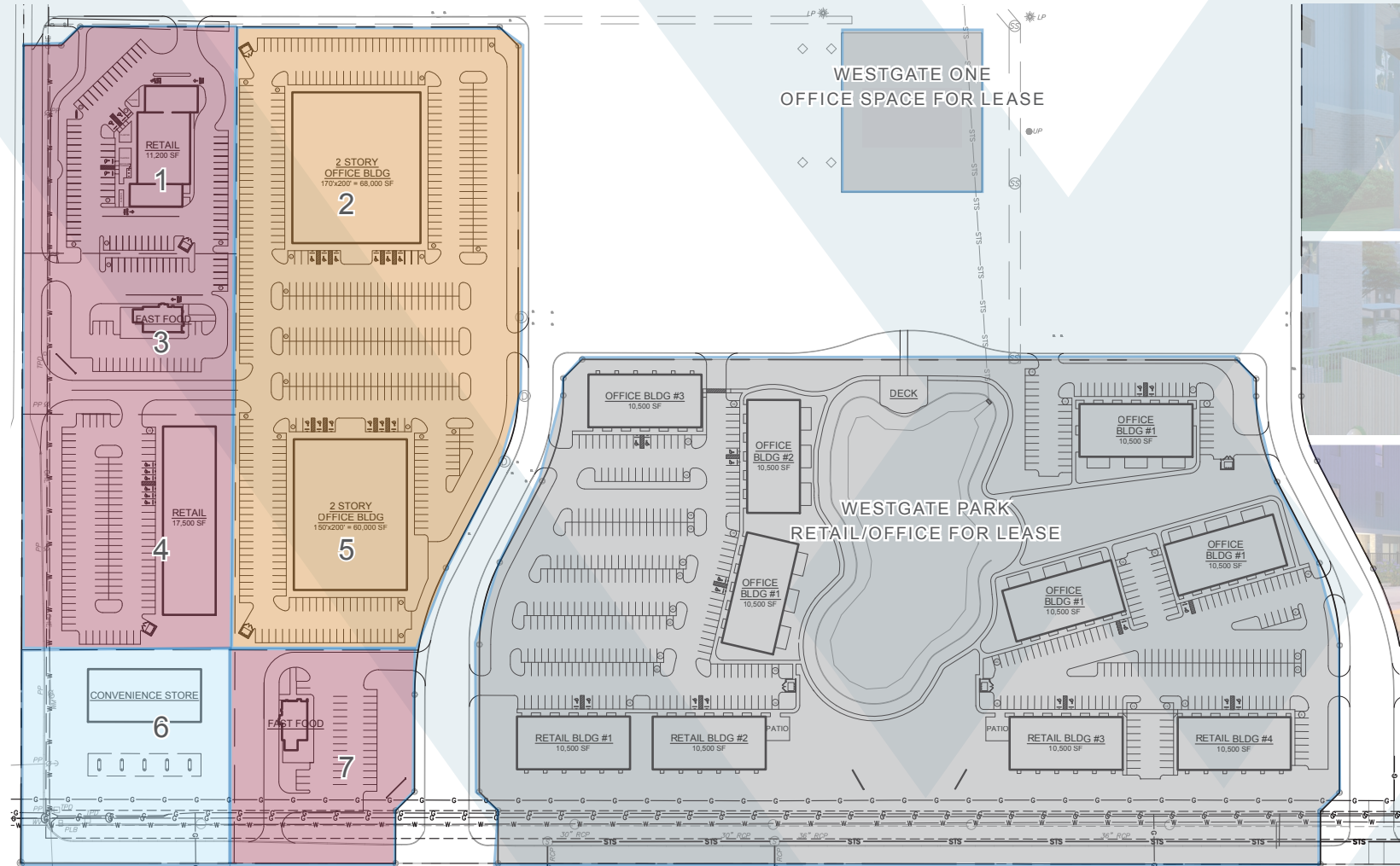
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C-STORE
\$15.00/SF

RETAIL
\$10.00/SF

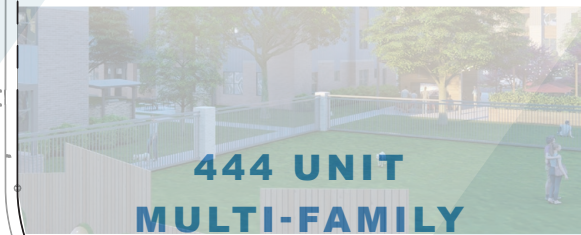
OFFICE
\$7.50/SF

AVAILABLE
FOR LEASE



WESTGATE ONE
OFFICE SPACE FOR LEASE

WESTGATE PARK
RETAIL/OFFICE FOR LEASE



**444 UNIT
MULTI-FAMILY
COMING SOON**



- 1 1.92 AC proposed Retail
- 2 6.6 AC proposed Office (2-story)
- 3 1.39 AC Retail pad site
- 4 2.03 AC proposed Retail
- 5 6.6 AC proposed Office (2-story)
- 6 1.84 AC hard corner C-Store
- 7 1.51 AC Retail Pad Site

WESTGATEPARKOKC.COM

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