



3636 NW 63rd St

3636 NW 63rd St, Oklahoma City, OK 73116



Alex Snoddy

Snoddy Properties, Inc.

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3636 NW 63rd St

\$15.50 /SF/YR

This single-story office building is very well maintained. The recently updated landscaping makes for a nice curb-appeal for clients visiting your office. The building has an extended roof eave which allows for staff and clients to be covered from the elements while entering or exiting the building. The location of the property is hard to beat while being just 1/8-mile West of Hefner Parkway, along the south side of 63rd Street. This makes for easy access from all over the metro....

- Easily accessible
- Great parking ratio of 5.26/1,000
- Backup generator
- Signage along NW 63rd St
- High visibility

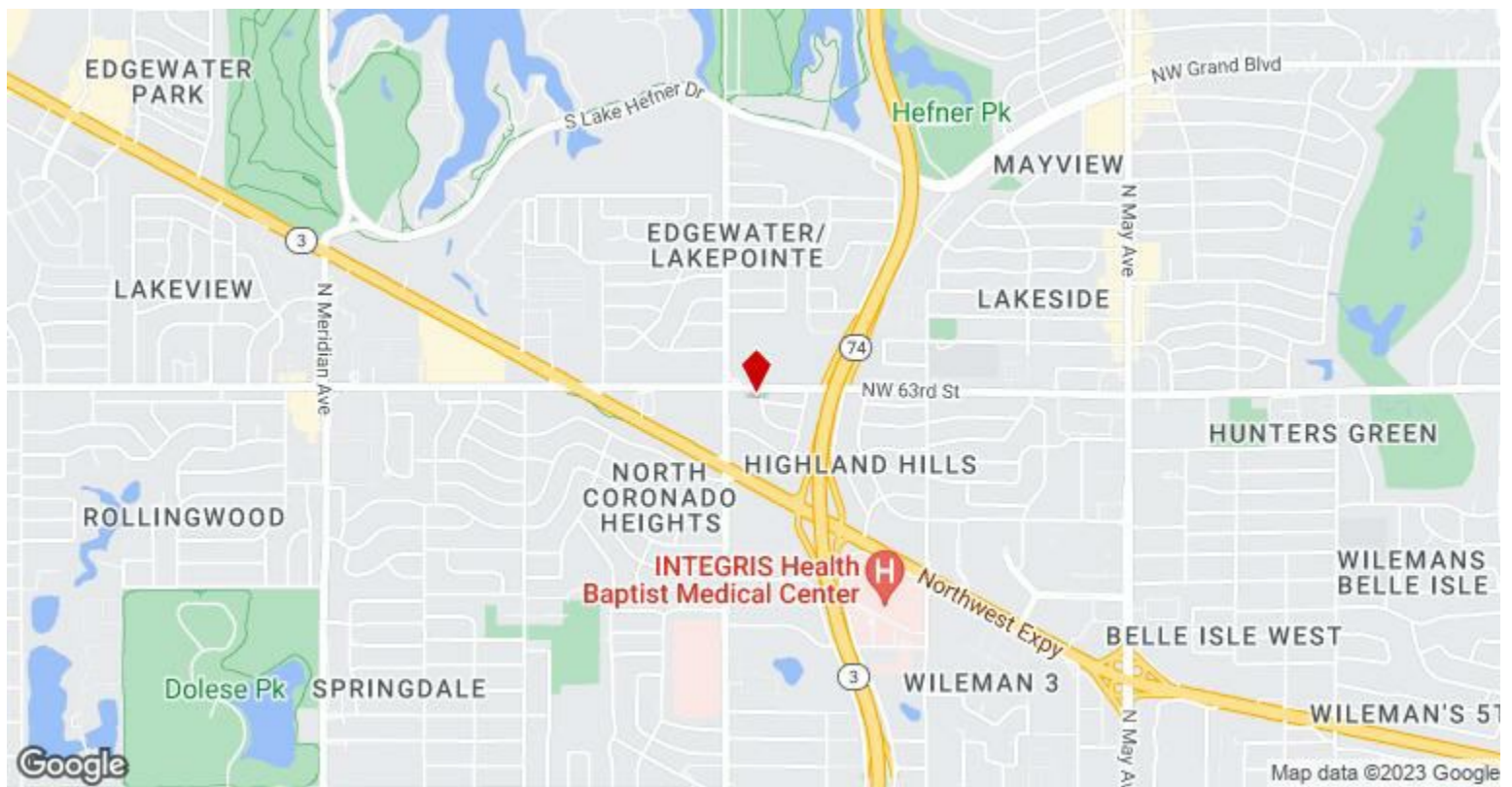


Rental Rate:	\$15.50 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	4,375 SF
Year Built:	2005
Walk Score ®:	53 (Somewhat Walkable)
Transit Score ®:	35 (Some Transit)
Rental Rate Mo:	\$1.29 /SF/MO

1st Floor Ste c

Space Available	1,800 SF
Rental Rate	\$15.50 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

This 1,800 SF space has so much to offer. With a mostly open floor plan, this space is very versatile. The suite currently has a small waiting area, multiple private offices surrounding an open “bullpen”, as well as a break room, workstation, and ADA restroom. The space is well suited for a chiropractor, physical therapist, infusion clinic, laboratory, insurance company and many other types of businesses. The abundance of natural lighting and updated flooring and paint will surely make a statement to your patients and clients.



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Property Photos

