



# FOR LEASE

**3000 S. Telephone Rd.  
Moore, OK**

Building Size: 44,000 sf  
Available sf: 7,500 sf (1st floor suite)  
Rental Rate: \$27.00/sf.

**Professional Office Space for  
Moore/South OKC/Norman Market**



**Steven E. Cottom, CCIM**  
Direct: 405-562-7493  
steve@vanguarddevelopment.com

**Michael C. Platt, CCIM**  
Direct: 405-562-7492  
michael@vanguarddevelopment.com

11600 Broadway Extension  
Suite 250  
Oklahoma City, OK 73114

Phone: 405-840-5081  
Fax: 405-840-5084

[www.vanguarddevelopment.com](http://www.vanguarddevelopment.com)

- **Available sf: 7,500sf± (1st floor)**
- **Minimum sf: 2,800 sf.**
- **First generation office space: Finish to suit**
- **Generous Tenant Finish Allowance**
- **Great Visibility from I-35 (110,000 vehicles per day)**
- **Covered Parking Available**
- **24 hour key card access & Video Surveillance**
- **Close proximity to restaurants, retail, hotels, & hospitals**
- **Excellent access via SW 19th St. or Indian Hills Rd. exits**
- **Located on a Growing Medical Corridor:**
  - .25 miles from Integris Moore Hospital
  - 1.5 miles from Norman Regional Moore Complex
  - 3 miles from Norman Regional Healthplex



**vanguard**  
DEVELOPMENT

Steven E. Cottom, CCIM  
Direct: 405-562-7493  
steve@vanguarddevelopment.com

Michael C. Platt, CCIM  
Direct: 405-562-7492  
michael@vanguarddevelopment.com

[www.vanguarddevelopment.com](http://www.vanguarddevelopment.com)

