

OFFICE BUILDING 28,184 SF
SALE PRICE: \$3,950,000



521 W Wilshire, Oklahoma City, Oklahoma 73116



7501 Broadway Extension
Oklahoma City, OK 73116

Presented By:

George W. Huffman

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This 28,184 SF office building on 1.65 acres offers a rare opportunity to own a high-end, income-generating property in a prime location on W Wilshire Boulevard, just west of Broadway Extension and east of Nichols Hills.

With multiple established tenants and Suite 200 available for occupancy or lease, this asset is perfect for an owner-user looking to offset costs with rental income.

Building Features:

- **Zoned I-2** – ideal for a variety of business uses
- **Recently renovated throughout** – modern and well-maintained
- **Newly overlaid parking lot** with ample spaces, including **covered parking**
- **Large, inviting lobby** with casual seating
- **Shared first-floor conference room** for tenant use
- **Elevator access** to the second floor
- **Enclosed courtyard**—a peaceful outdoor break area

Suite 200 – Available for Occupancy or Lease

Spanning the entire second floor, Suite 200 offers 6,697 SF of flexible office space with exclusive access to a private elevator and stunning panoramic views of Downtown OKC.

This thoughtfully designed space includes:

- **Expansive open bullpen area** for collaboration
- **Eight private offices with windows**, maximizing natural light
- **Executive suite** with a dedicated restroom and lounge area
- **Full kitchen + separate coffee/snack bar** for staff convenience
- **Private restrooms**
- **Spacious storage room with a hig-capacity rolling storage system**

This turnkey office investment combines modern amenities, a prime location, and income potential, making it an ideal choice for savvy investors or businesses seeking a prestigious address.

Contact us today to schedule a private tour!

Call: George Huffman @ 405-409-4400 | george@iwpok.com

FOR SALE

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(APPRAISED APRIL 8, 2024 FOR \$4,110,000)

BUILDING SF	28,184
LAND AREA	71,965 SF (1.65 Acre)
ZONING	Moderate Industrial District (I-2)
Commission	2.5% to Selling Broker

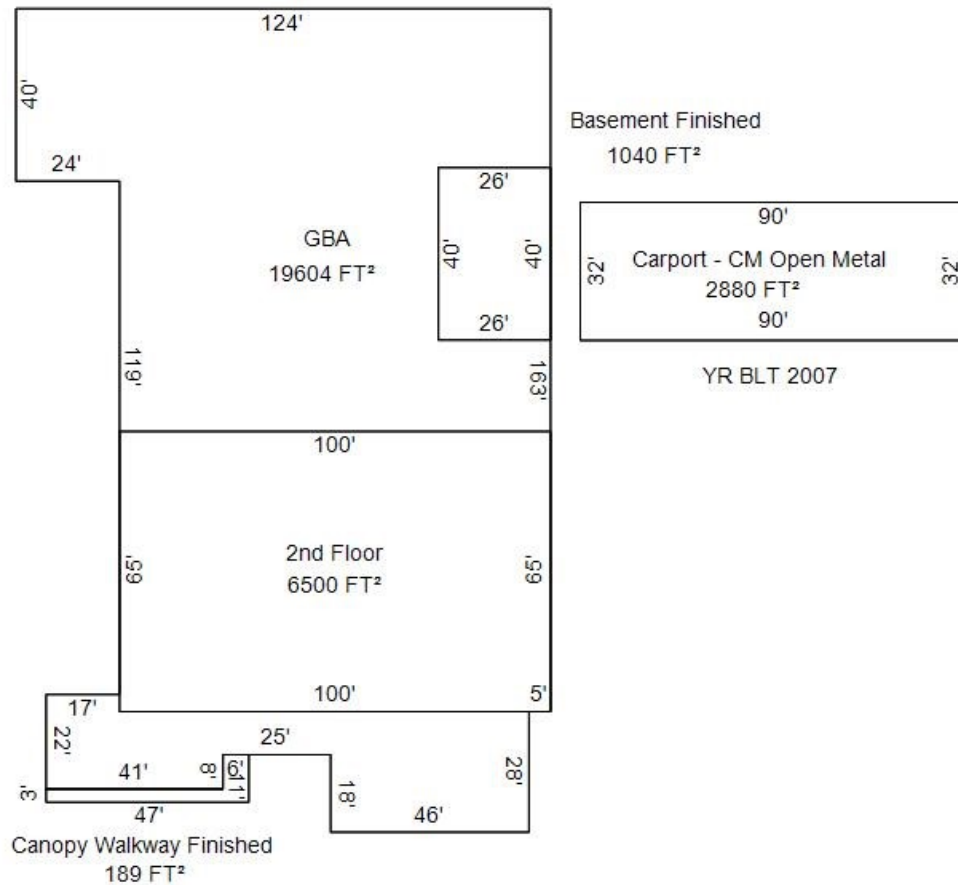
TENANT SUMMARY



Tenant	Square Feet		% of Property	Commencement	Tenure
	Occupied	Vacant			
Wilshire Ranch, LLC	2,505.0	-	9.96%	March 15, 2024	0.92 Years
Down Syndrome Association	5,205.0	-	20.69%	October 1, 2018	6.33 Years
Asset Servicing Group LLC	2,596.0	-	10.32%	November 1, 2021	3.25 Years
Richard R Brown Associates	4,210.0	-	16.74%	February 1, 2020	5.00 Years
3N1 Massage	379.0	-	1.51%	April 1, 2022	2.83 Years
Capital Commercial OKC	736.0	-	2.93%	April 1, 2022	2.83 Years
Cashland Holdings LLC	2,824.0	-	11.23%	August 1, 2021	3.50 Years
Available	-	6,697.00	26.63%		Years
	18,455.0	6,697.00	100%		4.22 Years

FOR SALE

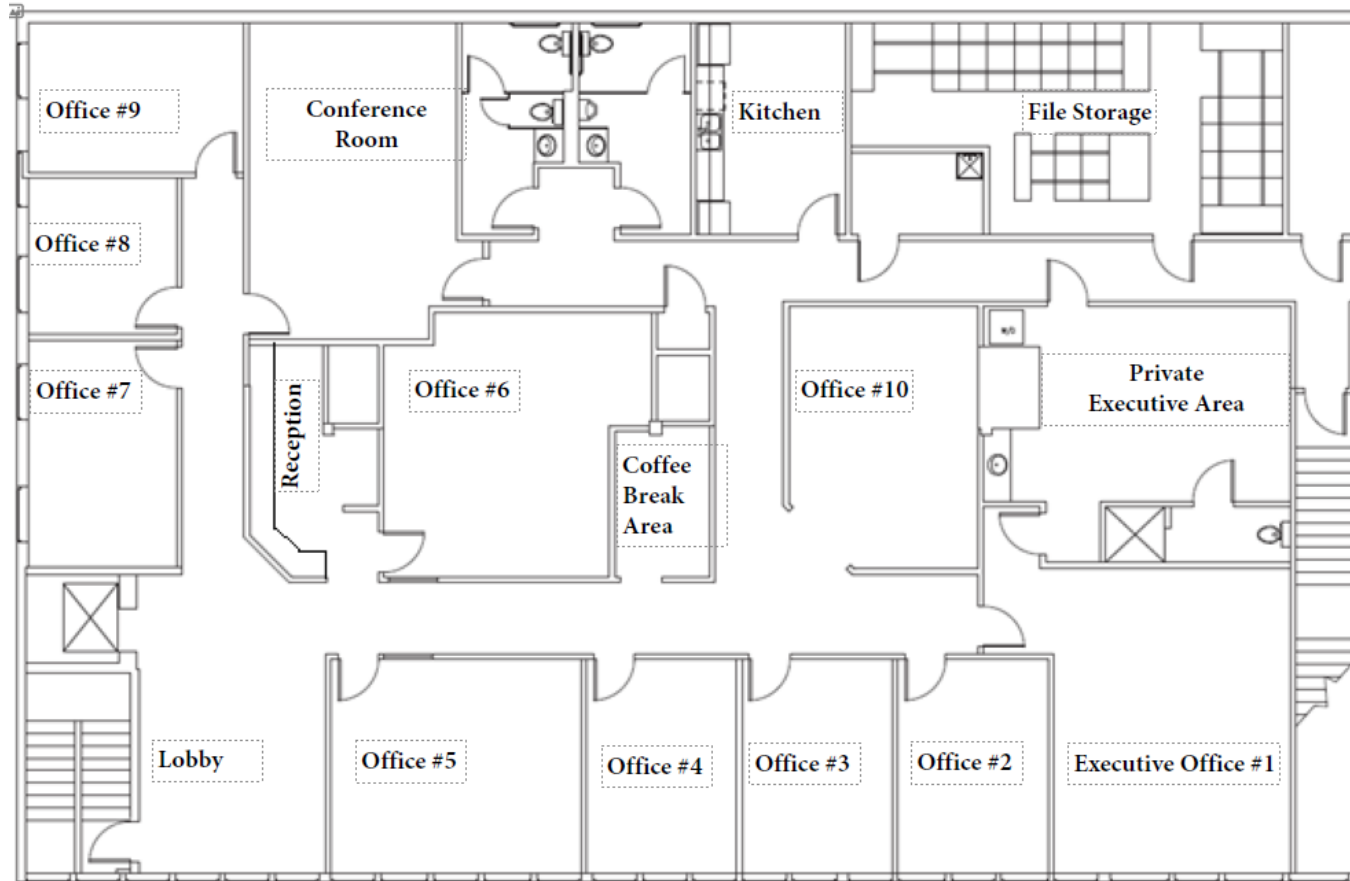
FLOORPLAN



FOR SALE

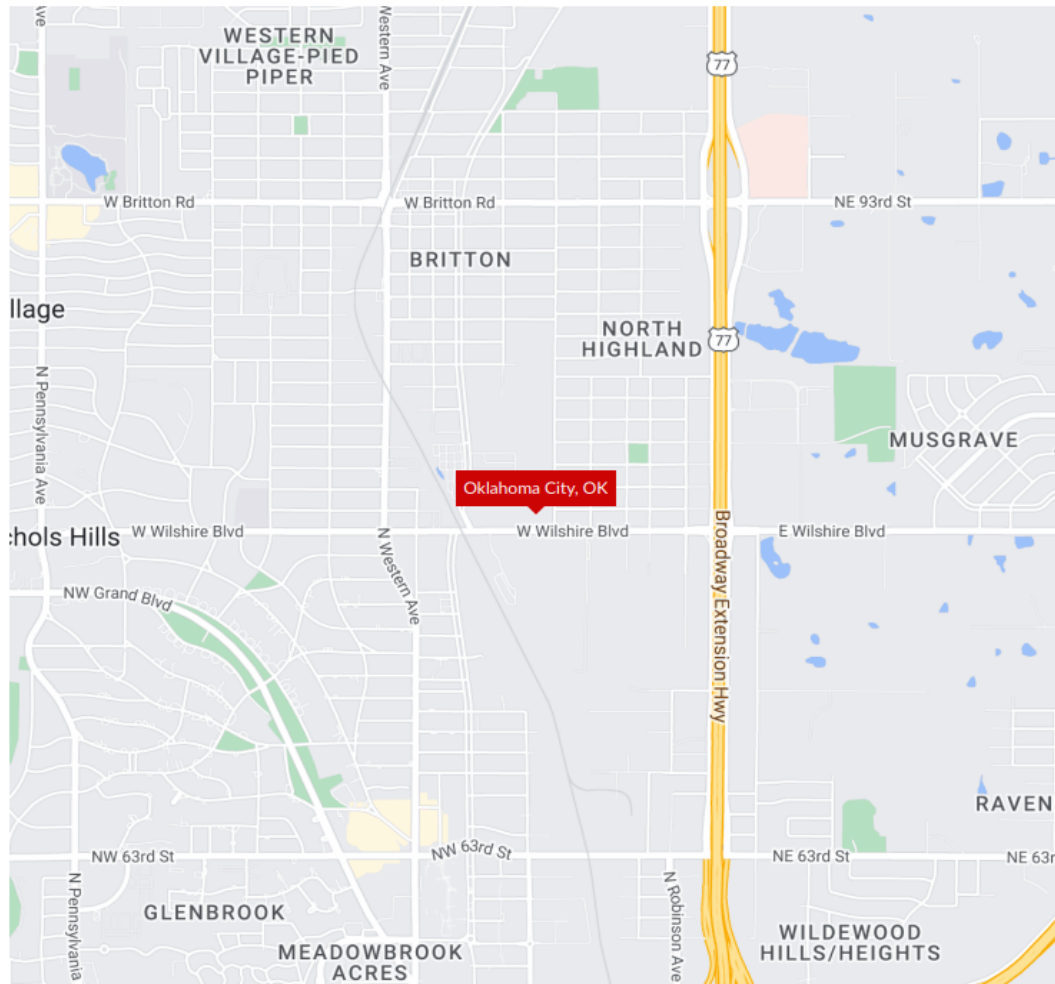
SECOND STORY FLOORPLAN

Recently Renovated



FOR SALE





Highlights:

- Excellent opportunity for an owner-user or an investor looking for a multi-tenant lease up investment
- Has tons of windows providing abundant natural light
- New overlaid parking lot
- Some covered parking
- Shared conference area
- Private courtyard
- Suite 200 vacant for owner-user

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