



# 7301 NW Expressway | FOR LEASE

7301 NW Expressway, Oklahoma City, OK 73132

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## PROPERTY SUMMARY

**\$19.75/SF/YEAR**

Asking Rate

**Gross**

Lease Type

**± 103,000**

Building SF

**± 1,500 - ± 46,000**

Available Contiguous SF

**± 350**

Parking Spaces

**1986 | 2022**

Year Built | Renovated

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## PROPERTY HIGHLIGHTS



Convenient Location  
on NW Expressway



Two Elevators  
Including a Freight  
Elevator



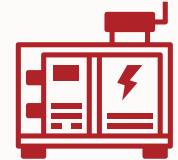
Flexible Floor Plans



Ample Parking with  
over 350 Spaces



Key Card Access



Full Building Support  
Back-Up Generator

## PROPERTY DESCRIPTION

This exceptional office building, totaling approximately 103,000 SF, offers a range of versatile leasing opportunities for businesses looking to establish or expand their presence in one of Oklahoma City's most desirable locations. With available spaces ranging from  $\pm$  1,500 SF to  $\pm$  46,000 SF, this property is well-suited for a variety of office needs, from small professional firms to large corporate headquarters.

The building has undergone recent common area renovations, enhancing the professional and welcoming atmosphere for tenants and visitors alike. Modernized lobby areas, updated restrooms, and improved common spaces provide a fresh, contemporary look that reflects the quality and prestige of the building. With ample parking and well-maintained grounds, this property is designed to support a productive and comfortable working environment.

Situated along NW Expressway, one of Oklahoma City's primary commercial corridors, the building offers unparalleled access and visibility. It is located at a signaled intersection, ensuring high traffic counts and convenient ingress and egress. The property is just 2.5 miles from the Kilpatrick Turnpike and 4.5 miles from Lake Hefner Parkway, providing quick and easy connections to all major highways and surrounding areas.

The surrounding area is rich with retail, dining, and service amenities, making it an ideal location for businesses seeking convenience for their employees and clients. Nearby retailers and restaurants include Target, TJ Maxx, Walmart, Sam's Club, Home Depot, Hobby Lobby, and more. For dining options, there's a wide variety to choose from, including Starbucks, Chick-fil-A, Panera Bread, Raising Cane's, and other popular spots—all within a short drive from the building.

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PROPERTY AERIAL MAP

PROPERTY HIGHWAYS



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