

FOR LEASE

2812-2816 W HEFNER RD
OKLAHOMA CITY, OK



Property Type: Office

Size: 3,024 SF (divisible to 1,512 SF)

Rent: \$12 - \$18/SF Modified Gross

Lot: 0.3 Acres

Year Built: 1975

Max Contiguous: 3,024 SF

Submarket: NW Oklahoma City

CONTACT

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Partner

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OK Lic #170776

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OKLAHOMA CITY

15-MINUTE DRIVE
FROM PROPERTY



Northwest Submarket

Located in one of OKC's most desirable office corridors along W Hefner Rd and N May Ave, surrounded by retail, dining, and services.

Flexible Configurations

Divisible floor plans from 1,512 to 3,024 SF allow tenants to scale space to their needs—ideal for professional, medical, or service firms.

Strong Demographics

69,000+ residents within 3 miles with a median household income of \$66,562 and 39% holding bachelor's degrees or higher.

High Traffic Visibility

W Hefner Rd sees 18,000-19,500 vehicles daily, and N May Ave exceeds 20,000—delivering consistent visibility and convenient access for clients and staff.

Affluent Trade Area

Average household income exceeds \$102,000 within 1 mile. The Quail Creek, Quail Springs, and Nichols Hills neighborhoods anchor the surrounding area.

Established Employment Base

Over 46,800 daytime employees within 3 miles across professional services, healthcare, education, and trade sectors.

\$12 - \$18/SF
Modified Gross
LEASE RATE

DEMOGRAPHICS

From Property	1 mile	3 miles	10 miles
2024 Population	11,352	69,077	559,603
2029 Population (Projected)	11,538	70,677	578,848
Annual Growth (2024-2029)	0.3%	0.5%	0.7%
Median Age	41.7	37.6	36.5
2024 Households	5,365	32,961	229,993
Average HH Income	\$102,992	\$91,794	\$96,600
Median HH Income	\$87,593	\$66,562	\$71,750
Bachelor's Degree+	45%	39%	37%
Median Home Value	\$260,645	\$268,228	\$274,862

DAYTIME EMPLOYMENT

From Property	1 mile	3 miles	10 miles
Total Employees	9,108	46,800+	381,000+
Total Businesses	1,038	5,776	42,522
Trade & Transportation	3,888	8,435	58,231
Education & Healthcare	1,552	14,177	108,000+
Professional	937	5,763	47,898
Financial Activities	1,102	4,473	29,851
Construction	231	1,369	16,661

TRAFFIC COUNTS

Intersection	VPD
W Hefner Rd / Quail Cir W	19,504
W Hefner Rd	18,258
W Hefner Rd / Sunset Blvd	18,334
N May Ave / Quail Plz Dr	20,269
N May Ave / Quail Creek Rd	20,842
N May Ave / Acropolis St S	21,538
NW 108th St / N Linn Ave	18,968

NORTHWEST OKLAHOMA CITY

The Northwest submarket is among the metro's most established and affluent commercial corridors. Anchored by N May Avenue and W Hefner Road, the area draws from the Quail Creek, Nichols Hills, and Deer Creek communities. With a 3-mile population approaching 70,000, average household incomes exceeding \$91,000, and over 46,800 daytime employees, this corridor delivers a deep, well-educated consumer and employee base for office tenants.

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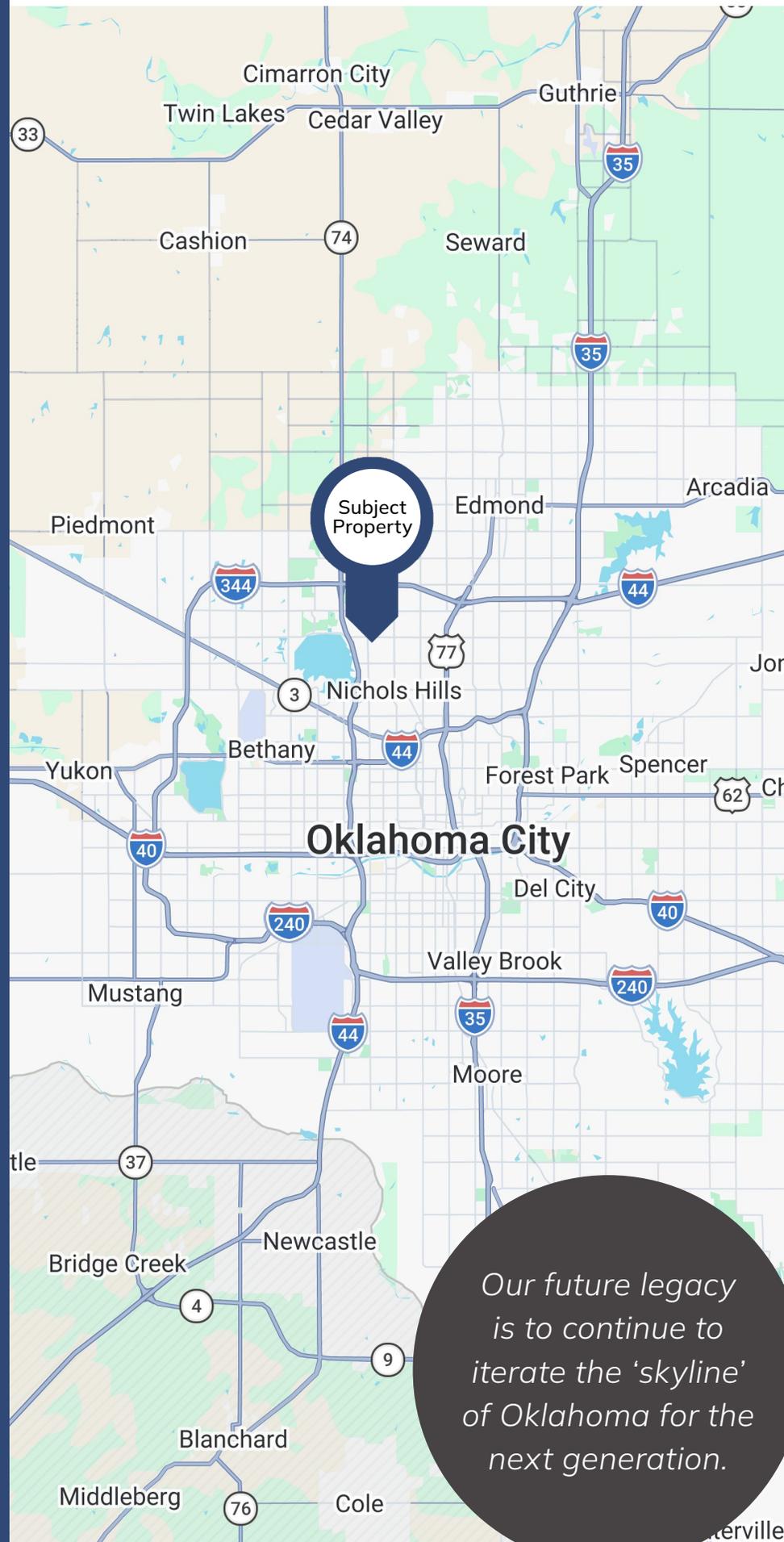
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*Our future legacy
is to continue to
iterate the 'skyline'
of Oklahoma for the
next generation.*