Move-In Ready Office Suites



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Executive Summary



Details

Lease Rate:	$800 - 13,962 per month (Gross)
Available SF:	623 - 12,888 SF
Lot Size:	3.71 Acres
Building Size:	101,000 SF
Renovated:	2010

Overview

This multi-tenant office tower located in Northwest Oklahoma City features stunning views, modern architecture, and various amenities, this space is the perfect place for your business to thrive.

This building features a state-of-the-art conference center, equipped with a kitchenette, abundant seating and a plug and play set up, the conference center offers a professional and inviting space to host events.

In addition, our building also includes a top-of-the-line fitness center, complete with cardio equipment, free weights, and more. You'll never have to sacrifice your fitness routine with this convenient on-site amenity.

Other features of our building include ample parking, 24/7 security, and a knowledgeable on-site management team dedicated to ensuring your business runs smoothly.

With easy access to major highways and public transportation, our location is ideal for businesses of all types. Don't miss out on this opportunity to lease a space in one of Oklahoma City's most sought-after office towers. Contact us today to schedule a tour!

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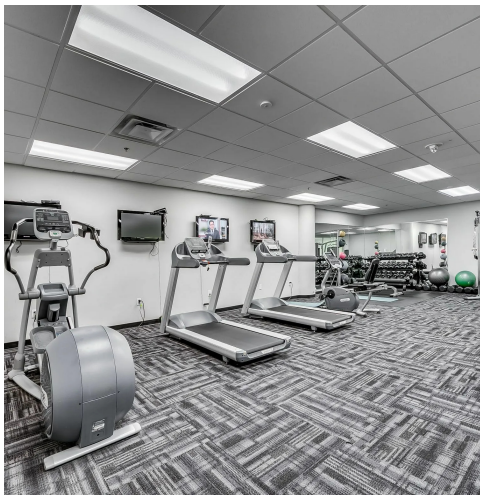
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Additional Photos








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Lease Spaces

Lease Information

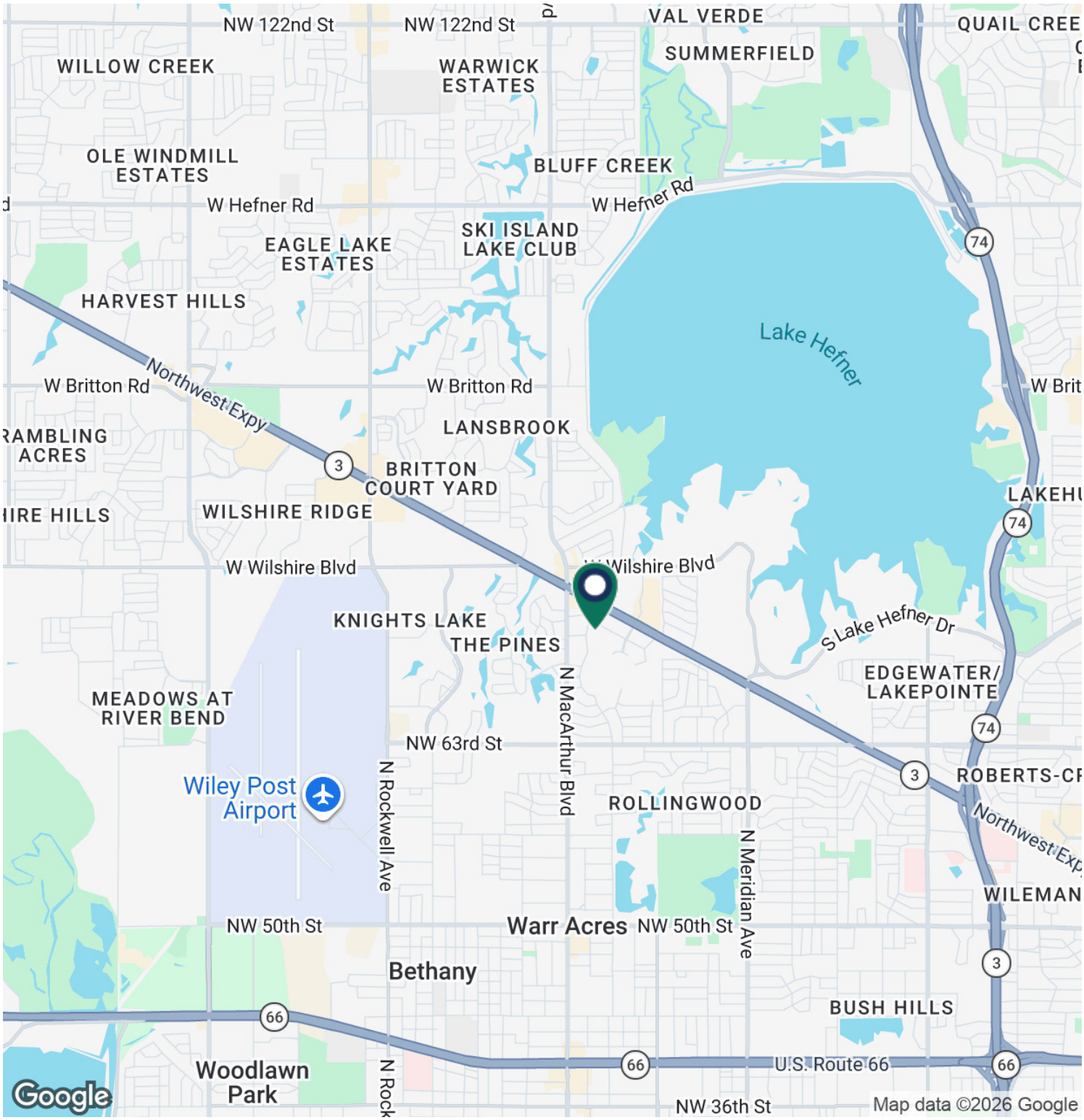
Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	623 - 12,888 SF	Lease Rate:	$800 - $13,962 per month

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
102	Available	3,233 SF	Gross	$3,640 per month
105	Available	815 SF	Gross	$1,050 per month
360	Available	623 SF	Gross	$800 per month
375	Available	2,305 SF	Gross	$3,000 per month
400	Available	5,597 SF	Gross	$15.50 SF/yr
500	Available	754 SF	Gross	$975 per month
540	Available	1,194 SF	Gross	$1,550 per month
570	Available	2,907 SF	Gross	$2,950 per month
600	Available	6,000 - 12,888 SF	Gross	$13.00 SF/yr

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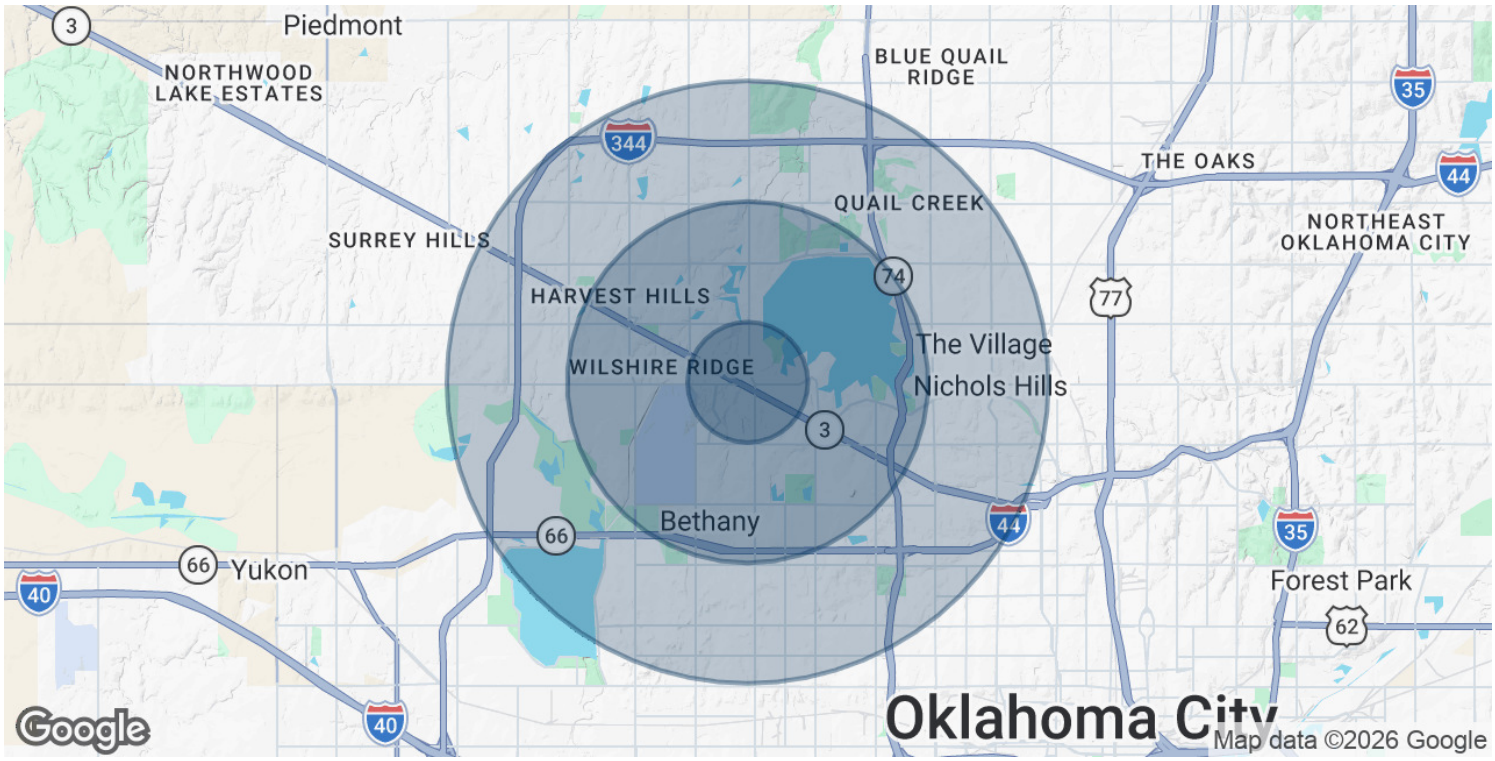
Location Map



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	12,754	75,585	206,616
Average Age	32.8	38.9	37.2
Average Age (Male)	32.2	37.2	36.2
Average Age (Female)	31.3	39.6	38.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,647	34,270	95,664
# of Persons per HH	2.3	2.2	2.2
Average HH Income	$54,900	$66,245	$72,592
Average House Value	$122,166	$147,793	$176,918

2020 American Community Survey (ACS)

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