



OFFICE SPACE FOR LEASE

4334 NORTHWEST EXPRESSWAY

Oklahoma City, OK 73116



MITCH HAMMACK

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TYLER HUXLEY

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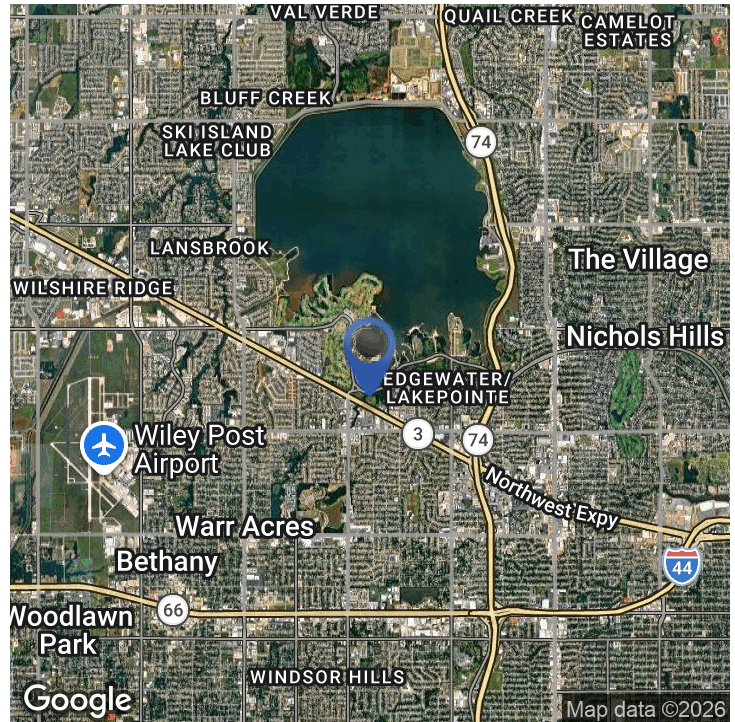
405.570.3606

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600 NE 4TH STREET, SUITE 100 | OKLAHOMA CITY, OK 73104-6231 | 405.510.0079 | CREEKCRE.COM

JULY 23, 2026

EXECUTIVE SUMMARY



Lease Rate

\$15 SF/YR

OFFERING SUMMARY

Building Size:	96,938 SF
Available SF:	499 - 4,545 SF
Lot Size:	4.043 Acres
Year Built:	1972
Zoning:	O-2
Market:	Oklahoma City
Traffic Count:	47,500

PROPERTY OVERVIEW

Discover an exceptional leasing opportunity for your business at Northwest Office Center, a well-appointed professional office building in a premier Oklahoma City location. This property offers a variety of suite sizes with flexible floor plans to accommodate a range of business needs, making it an ideal setting for medical, legal, financial, or other professional services.

With numerous amenities, tenants enjoy the convenience of ample surface parking, two conference centers, an outdoor courtyard with a pond, multiple entrances, high-speed internet access, and inviting common areas.

Strategically positioned along NW Expressway, the property offers excellent visibility and close proximity to Lake Hefner Parkway, ensuring smooth commutes and easy navigation across the metro.

The surrounding area is home to a wide array of retail, dining, and service amenities, including Target, Sam's Club, Walmart, Home Depot, Hobby Lobby, and the upcoming Trader Joe's. Popular dining options nearby include Panera Bread, Clark Crew BBQ, Charleston's, Chick-fil-A, Louie's Grill & Bar, S&B's Burger Joint, and more.

Whether you're starting a new venture or expanding your business, Northwest Office Center provides the accessibility, amenities, and professional environment to help your business thrive.

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LEASE SPACES

AVAILABLE SPACES

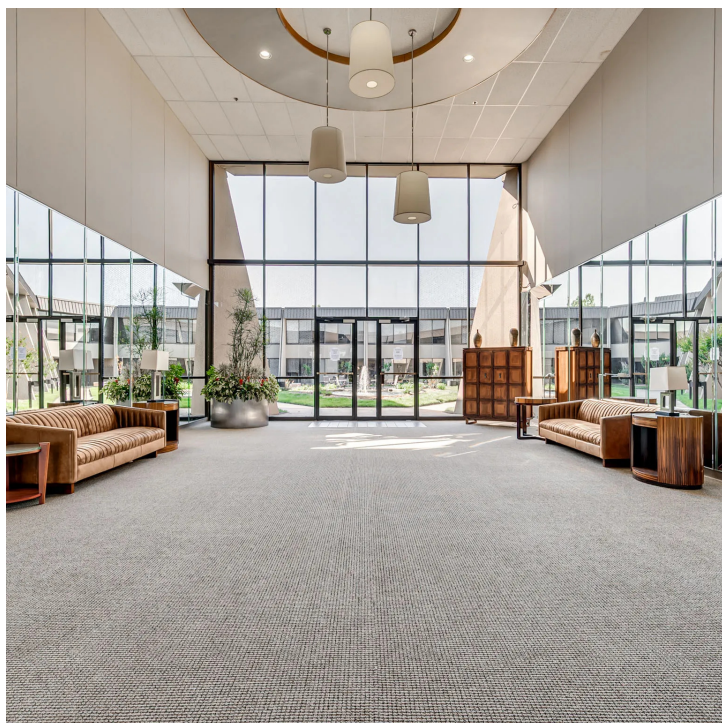
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
106	4,338 SF	Full Service	\$15.00 SF/yr
125	2,306 SF	Full Service	\$15.00 SF/yr
156	867 SF	Full Service	\$15.00 SF/yr
166	1,774 SF	Full Service	\$15.00 SF/yr
175	1,579 SF	Full Service	\$15.00 SF/yr
176	1,570 SF	Full Service	\$15.00 SF/yr
187	1,540 SF	Full Service	\$15.00 SF/yr
201	4,545 SF	Full Service	\$15.00 SF/yr
202	1,168 SF	Full Service	\$15.00 SF/yr
209	732 SF	Full Service	\$15.00 SF/yr
211	499 SF	Full Service	\$15.00 SF/yr
214	702 SF	Full Service	\$15.00 SF/yr
216	893 SF	Full Service	\$15.00 SF/yr
221	927 SF	Full Service	\$15.00 SF/yr
222	593 SF	Full Service	\$15.00 SF/yr
227	2,034 SF	Full Service	\$15.00 SF/yr
236	1,302 SF	Full Service	\$15.00 SF/yr
253	2,328 SF	Full Service	\$15.00 SF/yr
260	771 SF	Full Service	\$15.00 SF/yr
261	1,766 SF	Full Service	\$15.00 SF/yr
265	1,134 SF	Full Service	\$15.00 SF/yr
266	1,388 SF	Full Service	\$15.00 SF/yr
270	1,122 SF	Full Service	\$15.00 SF/yr
272	1,422 SF	Full Service	\$15.00 SF/yr
273	1,390 SF	Full Service	\$15.00 SF/yr

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ADDITIONAL PHOTOS

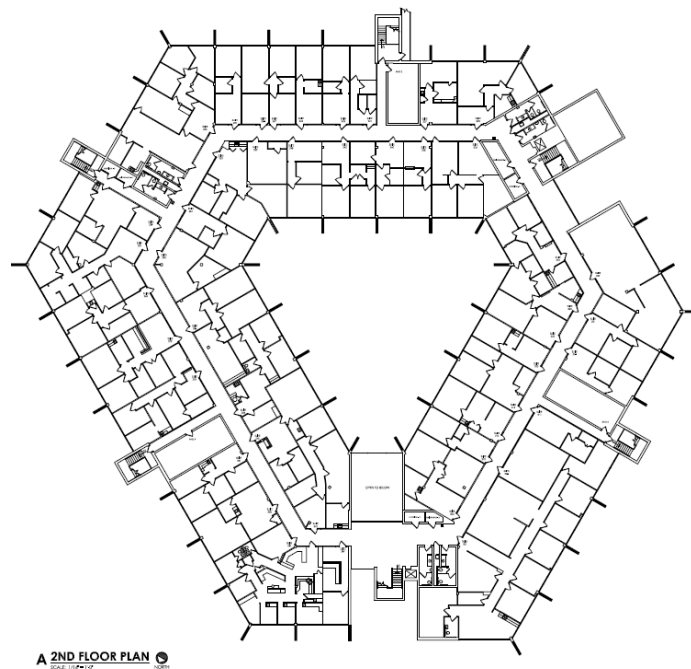
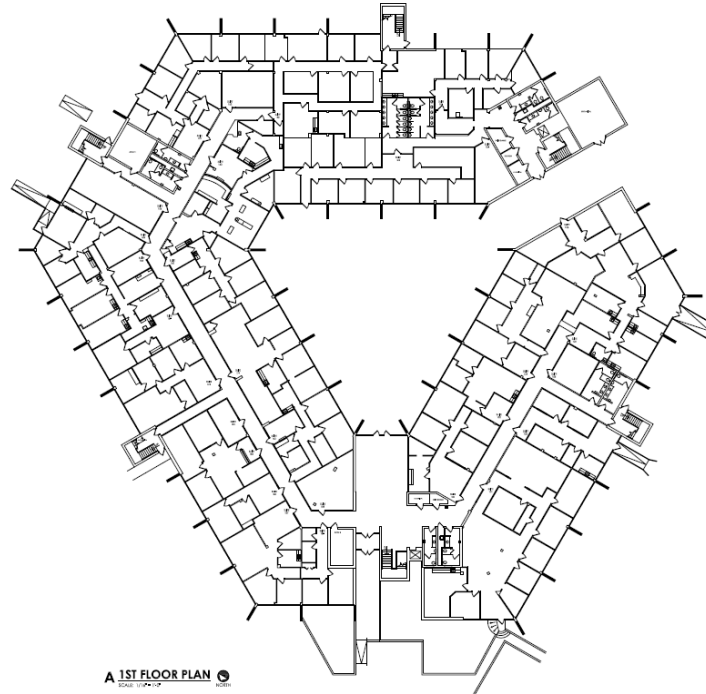


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FLOOR PLANS

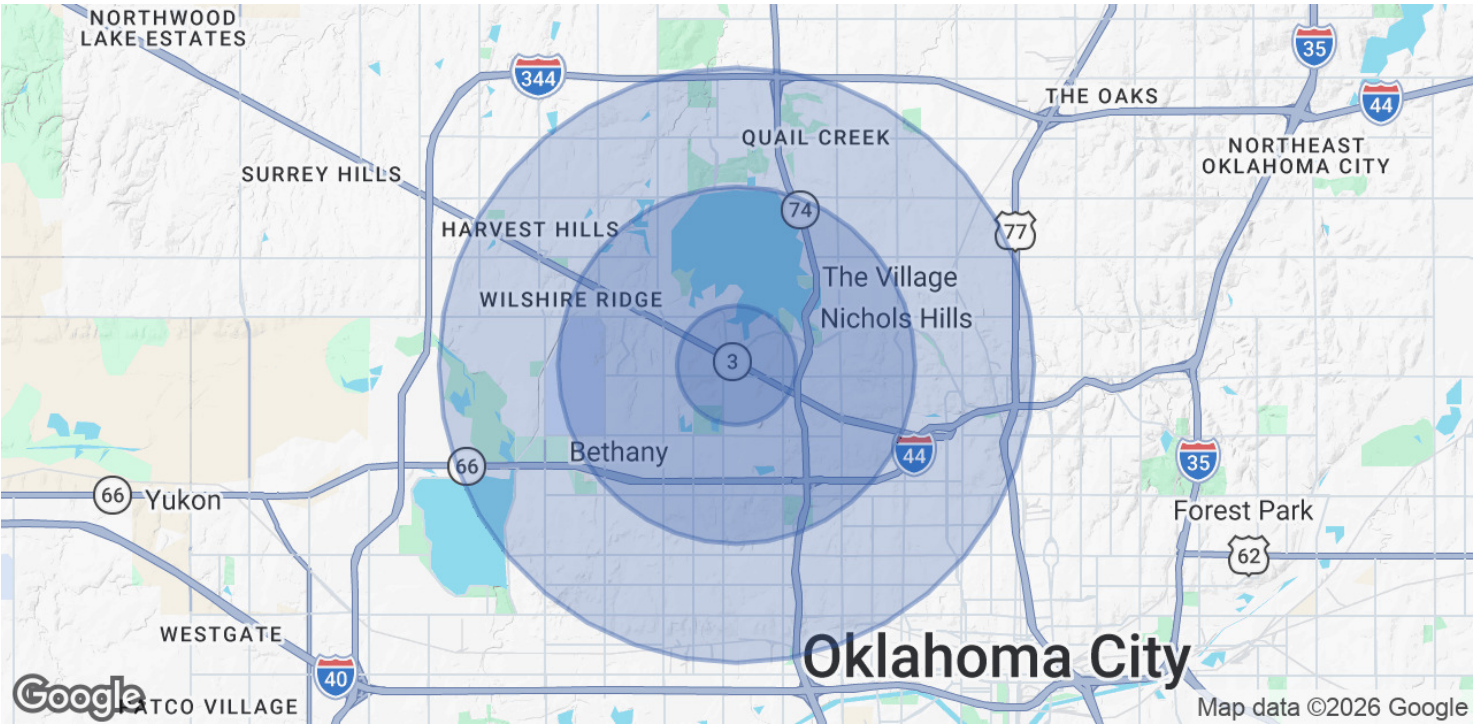


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,209	86,042	252,786
Average Age	41	40	39
Average Age (Male)	40	38	38
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,472	37,498	109,478
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$78,844	\$81,190	\$84,358
Average House Value	\$208,980	\$269,657	\$264,723

2020 American Community Survey (ACS)

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RETAILER MAP



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