



OFFICE SPACE FOR LEASE

7301 NW EXPRESSWAY

Oklahoma City, OK 73132



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TYLER HUXLEY

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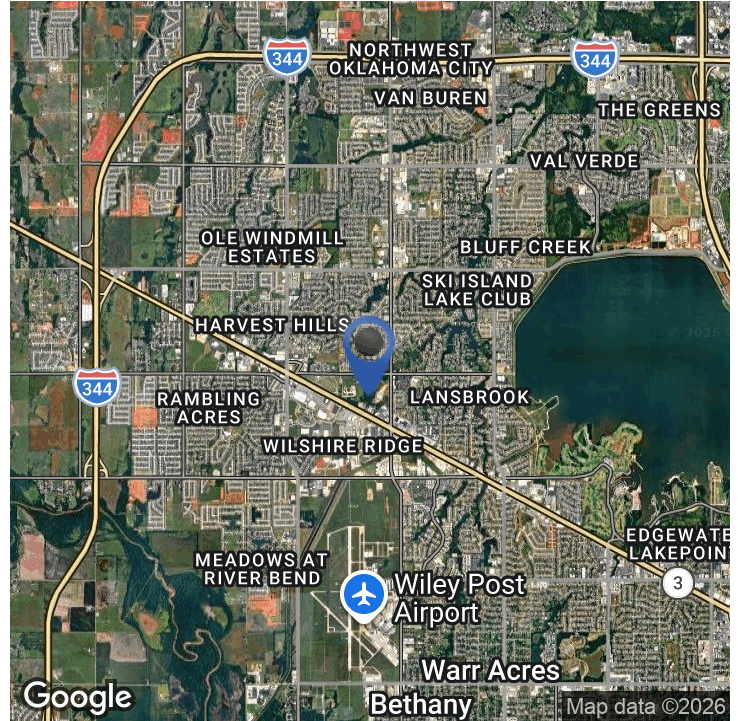
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600 NE 4TH STREET, SUITE 100 | OKLAHOMA CITY, OK 73104-6231 | 405.510.0079 | CREEKCRE.COM

JULY 23, 2026

EXECUTIVE SUMMARY



Lease Rate

\$15.00 SF/YR (FS)

OFFERING SUMMARY

Building Size:	103,490 SF
Available SF:	200 - 17,154 SF
Lot Size:	6.56 Acres
Year Built:	1986
Zoning:	PUD
Market:	Oklahoma City
Traffic Count:	35,000

PROPERTY OVERVIEW

Don't miss this fantastic leasing opportunity for your business at 7301 NW Expressway in Oklahoma City. This high end office building is comprised of over 100,000 square feet, with a wide variety of leasing options. There are multiple size suites with flexible floor plans, ensuring this property is sure to have space to meet your needs. The property boasts numerous amenities including but not limited to, onsite property management, ample parking with covered options, multiple elevators, newly updated restrooms, back up generator, beautiful atrium style common area, multiple entrances, high end security and access, energy efficient lighting, and more.

The property is ideally located being just minutes from the Kilpatrick Turnpike and 4 miles from Hefner Parkway. It strategically sits on NW Expressway frontage just West of Rockwell at a signaled light for easy access, with great visibility, signage and high traffic counts. The area is also surrounded by thriving businesses of retail, shopping, dining and amenities providing convenience. Some nearby major retailers include Target, Hobby Lobby, Walmart, Sam's Club, Home Depot and coming soon, Trader Joe's. Multiple dining options, including Chick-fil-a, S&B's, Panera Bread, Louie's and more.

This property is perfect for business or healthcare professionals seeking a prime location for their office to grow and thrive. Give us a call today to come see this great property.

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AVAILABLE LEASE SPACES

LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	200 - 17,154 SF	Lease Rate:	\$9.75 - \$15 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100 - Fully Furnished / Modern Furniture	17,154 SF	Full Service	\$15.00 SF/yr
Suite 110	5,911 SF	Full Service	\$15.00 SF/yr
Suite 120	10,853 SF	Full Service	\$15.00 SF/yr
Suite 130 - Partially Furnished	5,917 SF	Full Service	\$15.00 SF/yr
Suite 201 - Open Meeting / Conference Space	3,560 SF	Full Service	\$15.00 SF/yr
Suite 202 - North 1/4 Contiguous	13,763 SF	Full Service	\$15.00 SF/yr
Suite 203	2,672 SF	Full Service	\$15.00 SF/yr
Suite 204	4,311 SF	Full Service	\$15.00 SF/yr
Suite 205	4,268 SF	Full Service	\$15.00 SF/yr
Suite 206	2,534 SF	Full Service	\$15.00 SF/yr
B-100	200 - 8,493 SF	Full Service	\$9.75 SF/yr

ADDITIONAL PHOTOS

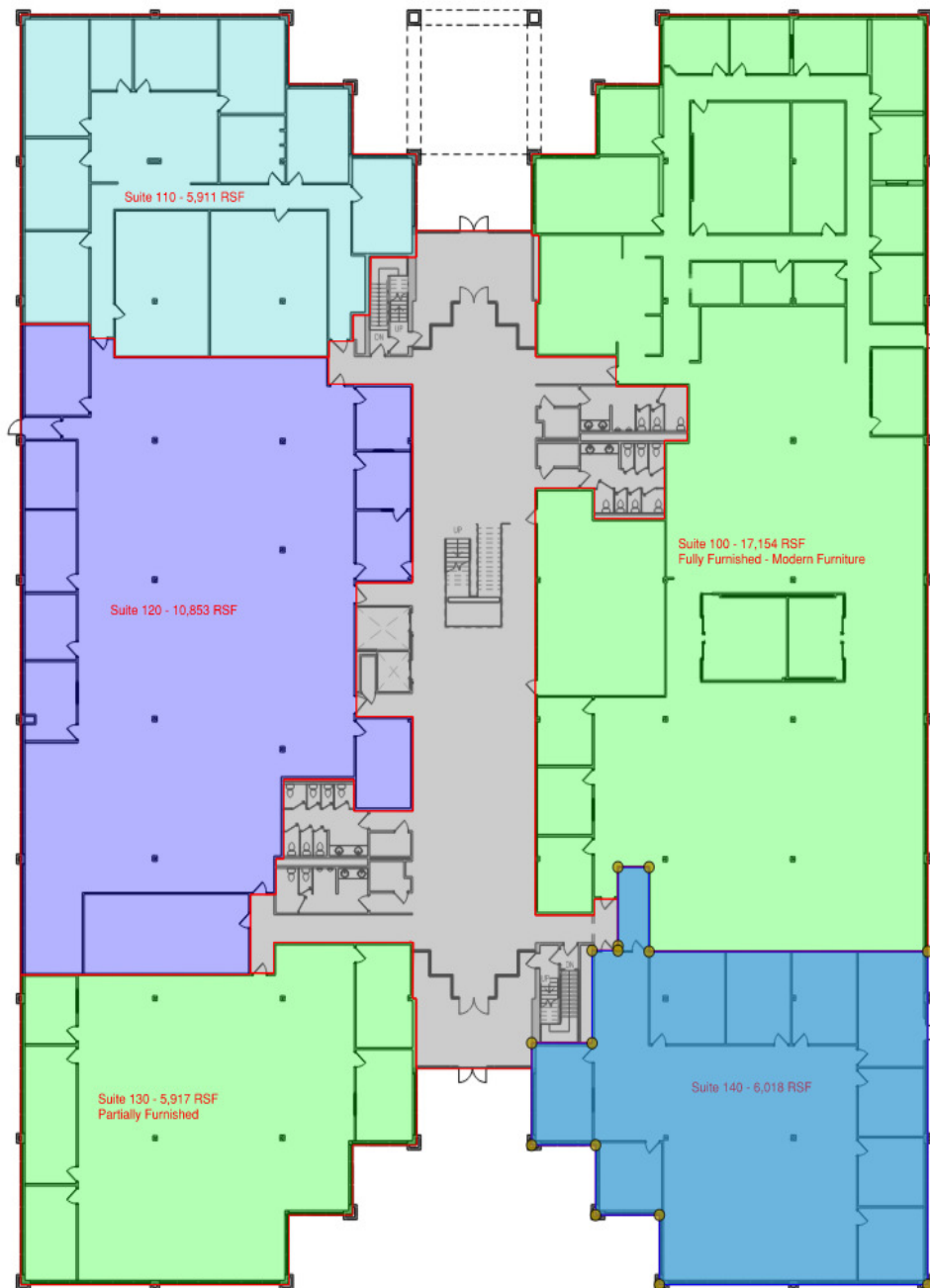


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FLOOR PLAN - 1ST FLOOR



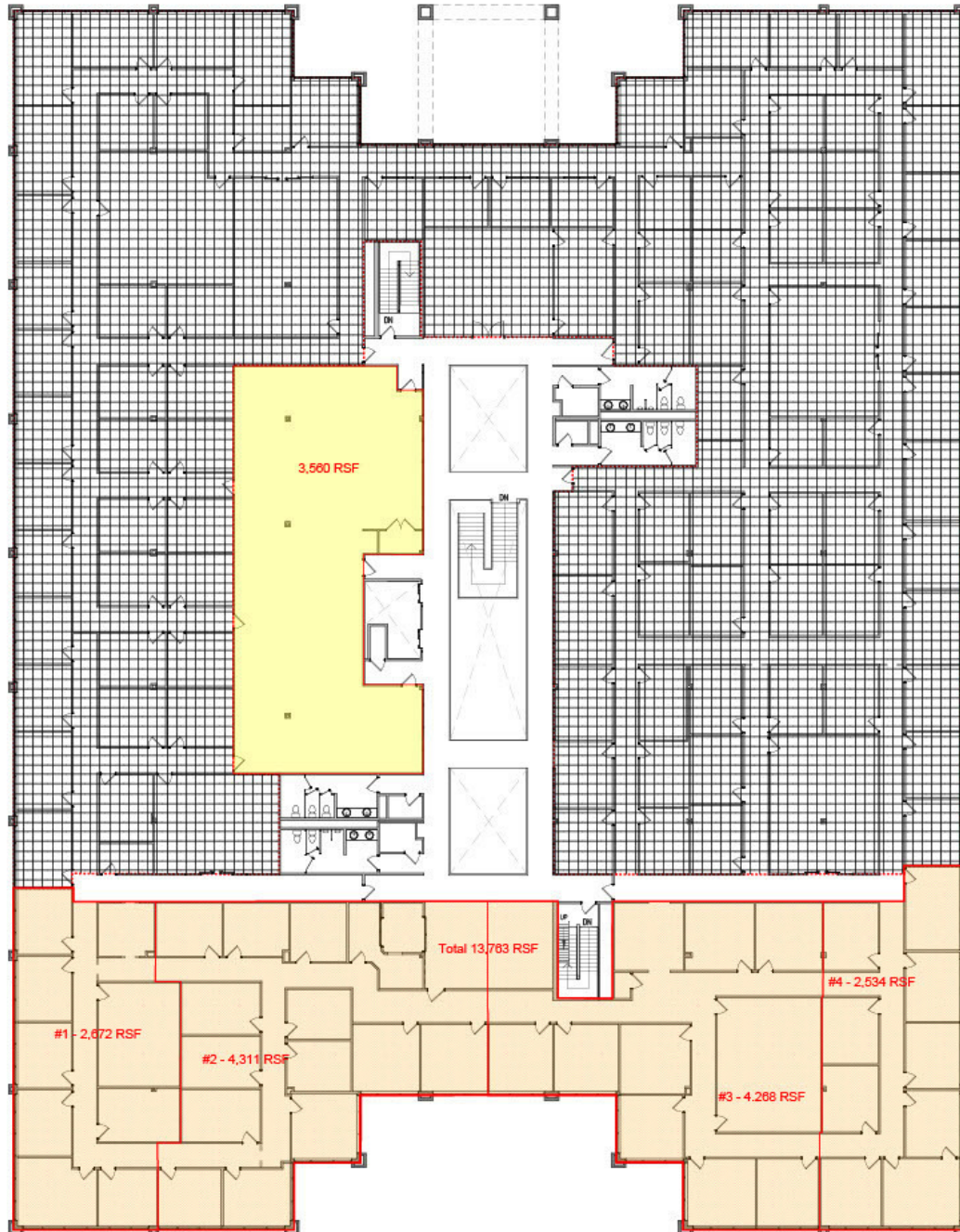
2 1st Floor
X101 1/16" = 1'-0"

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FLOOR PLAN - 2ND FLOOR



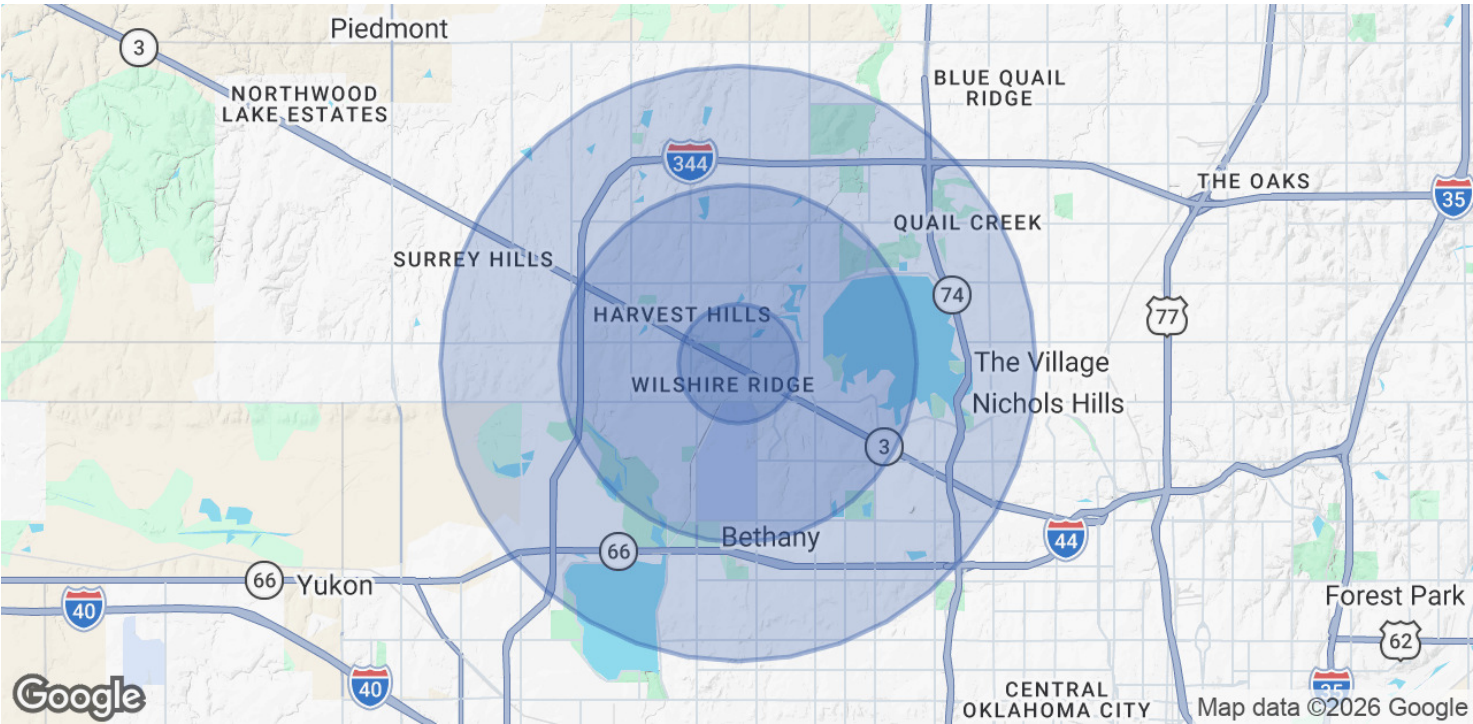
1 2nd Floor
X102 1/16" = 1'-0"

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,428	81,020	188,386
Average Age	40	40	40
Average Age (Male)	38	39	38
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,031	33,184	78,234
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$71,477	\$92,914	\$94,009
Average House Value	\$222,310	\$263,248	\$278,060

2020 American Community Survey (ACS)

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RETAILER MAP



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