



OFFICE SPACE FOR LEASE

14836 GAMBELS TRAIL DRIVE

Oklahoma City, OK 73134



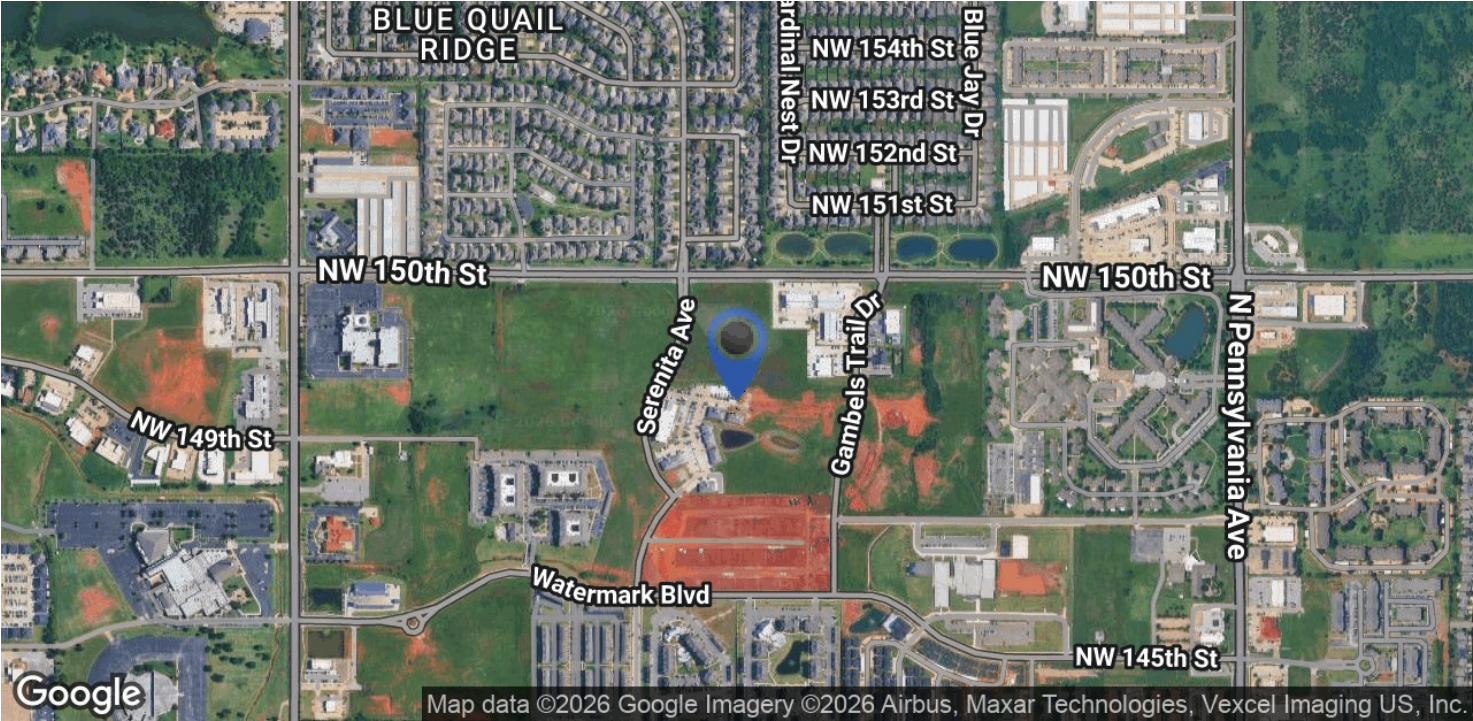
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JULY 10, 2026

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$650 - 975 per month (Full Service)
Building Size:	3,500 SF
Available SF:	250 - 325 SF

PROPERTY OVERVIEW

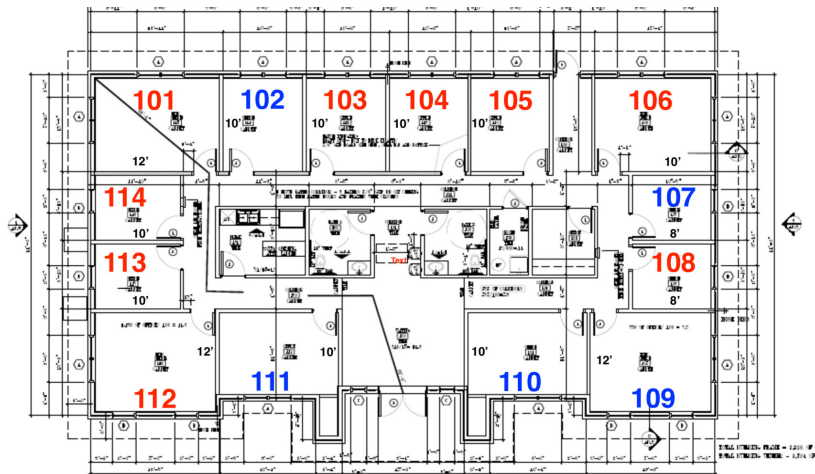
Versatile office property in North OKC featuring three distinct suites in large, medium, and small sizes. Ideal for a range of professional users, each space offers a functional layout with private offices, open work areas, and shared amenities. Convenient location with easy access to major roads. Great fit for start-up businesses.

SPACES	LEASE RATE	SPACE SIZE
Large	\$975 per month	325 SF
Medium	\$800 per month	275 SF
Small	\$650 per month	250 SF

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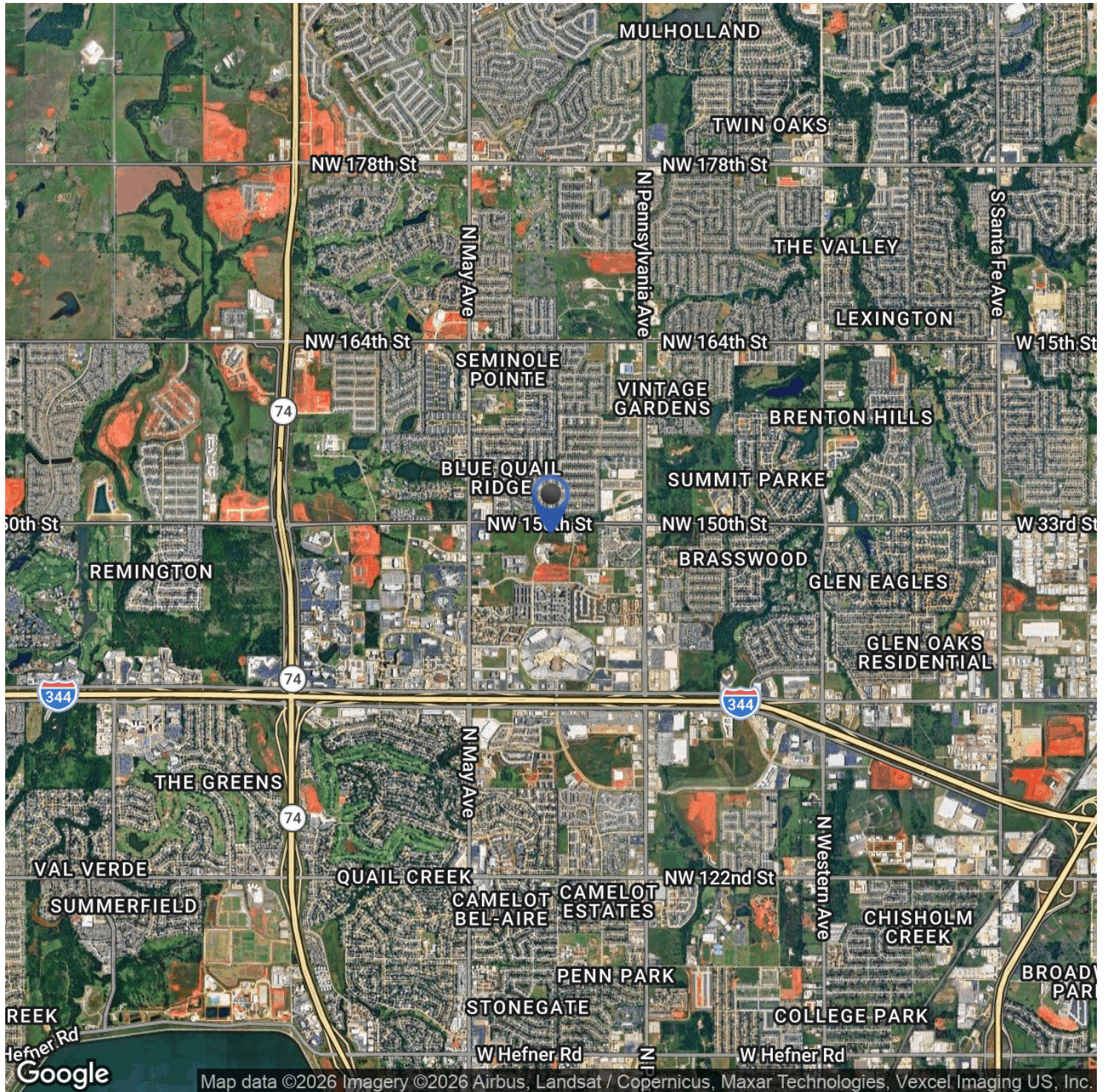
ADDITIONAL PHOTOS



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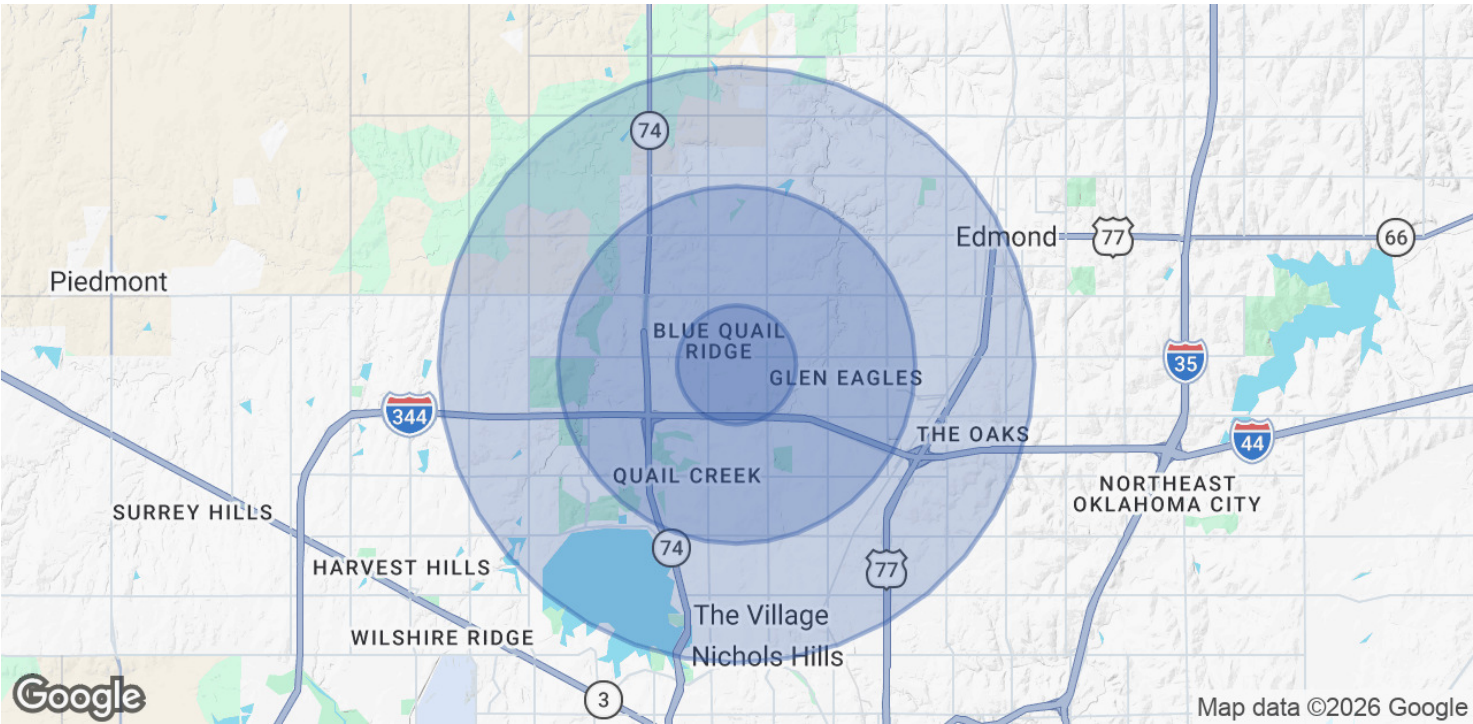
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,561	85,109	188,385
Average Age	39	38	39
Average Age (Male)	37	37	37
Average Age (Female)	40	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,425	35,252	78,822
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$91,029	\$117,612	\$113,273
Average House Value	\$284,767	\$332,341	\$327,566

2020 American Community Survey (ACS)

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