

OFFICE SPACE FOR LEASE

700 NORTHEAST 63RD STREET

Oklahoma City, OK 73105

NICK GRAY
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (Full Service)
Building Size:	11,670 SF
Available SF:	2,409 SF
Year Built:	1980
Renovated:	2020
Zoning:	Office

PROPERTY OVERVIEW

Approximately 2,409 SF of office space available for lease, with the option to demise down to 1,500 SF. The property is conveniently located along NE 63rd Street near N. Kelly Avenue, this property offers excellent visibility and quick access to I-44—just one block away. The location provides easy connectivity across the metro and close proximity to nearby retail, dining, and service amenities. Perfect for professional, administrative, or service-oriented businesses seeking an accessible, high-traffic location with flexible layout options.

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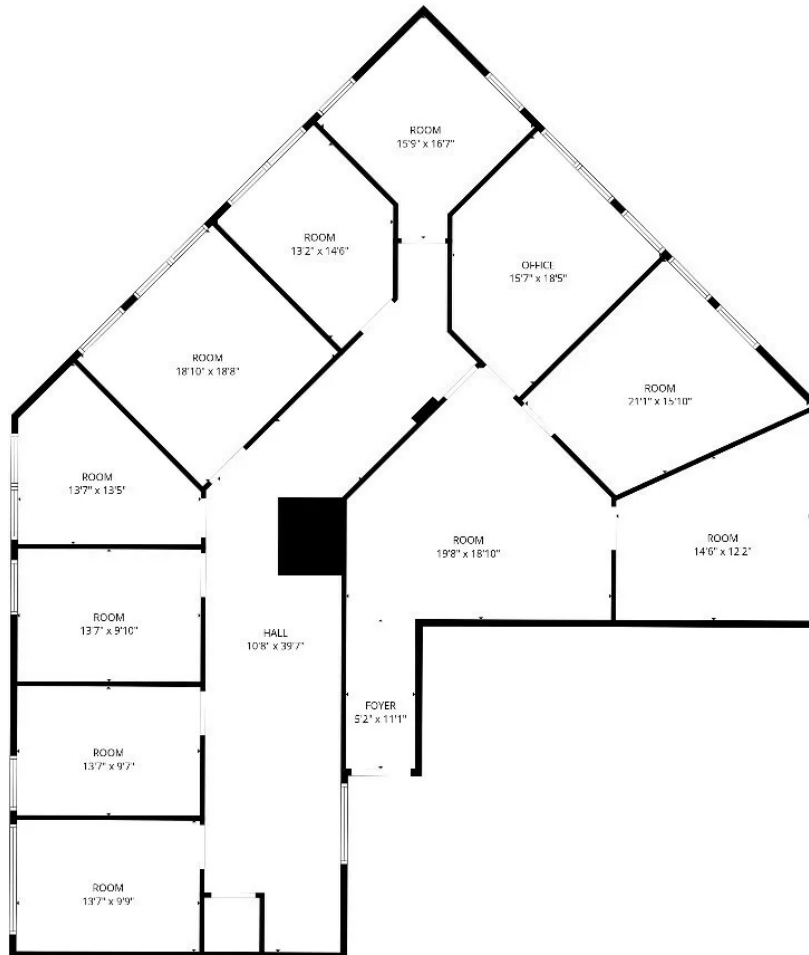


ADDITIONAL PHOTOS



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FLOOR PLANS

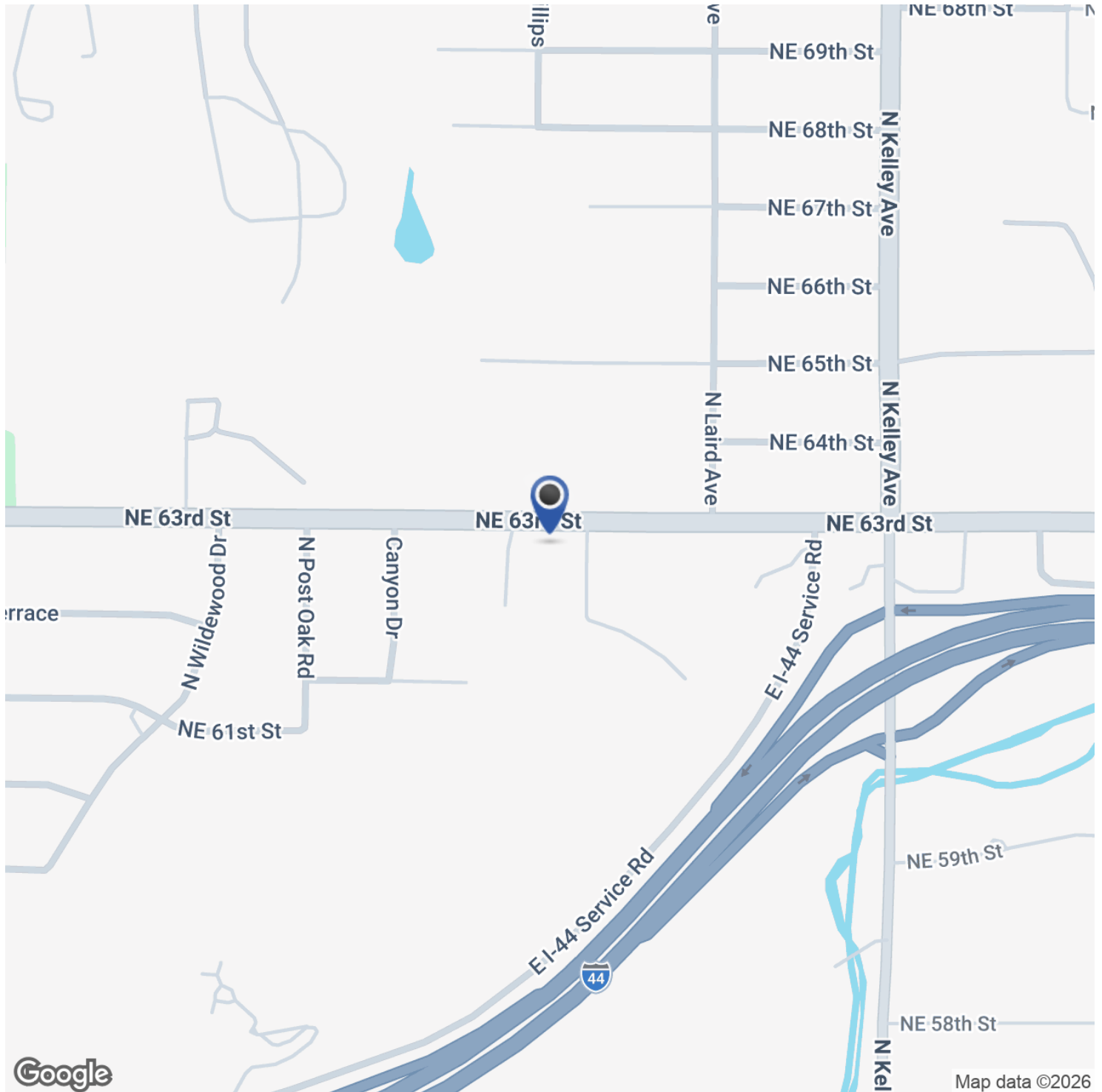


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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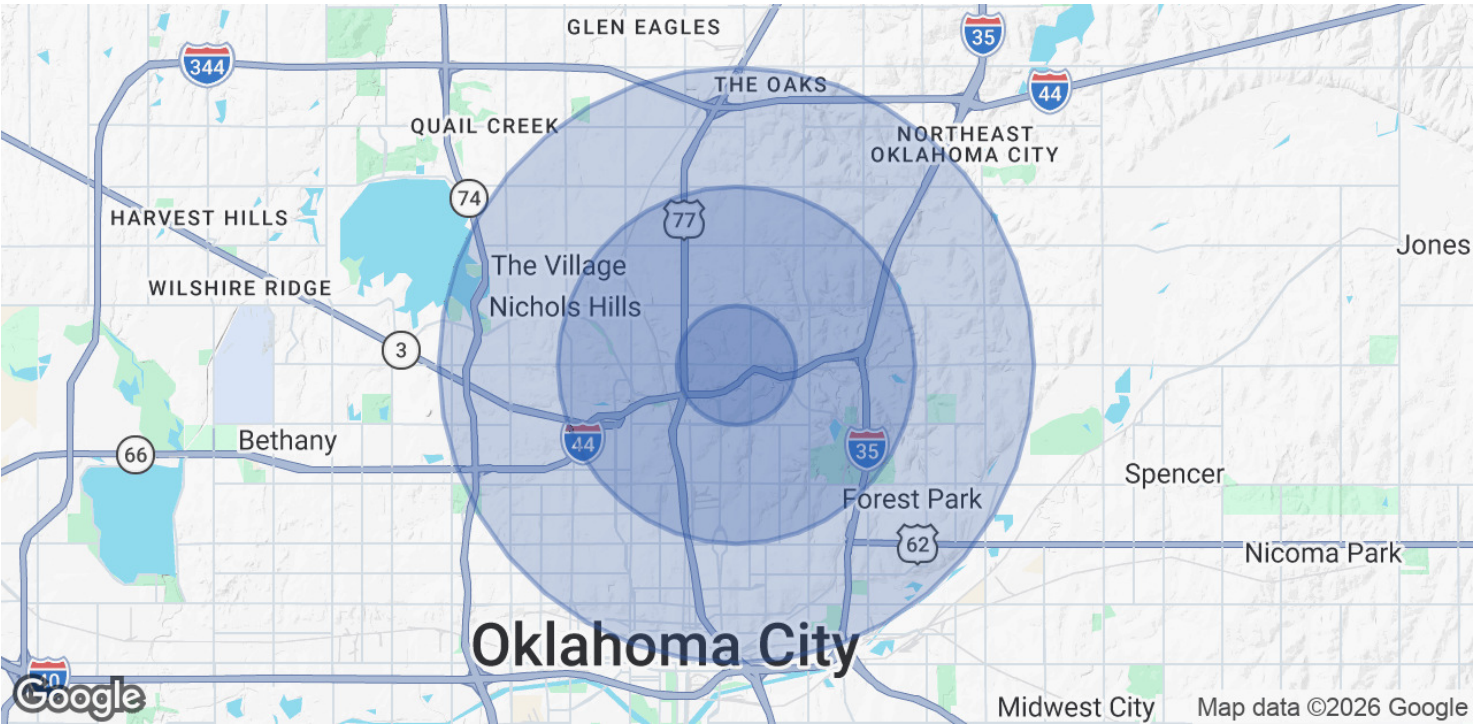
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,780	36,745	140,480
Average Age	42	40	39
Average Age (Male)	40	39	38
Average Age (Female)	44	42	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,218	16,450	63,762
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$75,780	\$88,008	\$82,135
Average House Value	\$292,936	\$356,480	\$304,846

2020 American Community Survey (ACS)

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