



OFFICE SPACE FOR SALE

6001 NW EXPRESSWAY

Oklahoma City, OK 73132



TYLER HUXLEY
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AUGUST 10, 2026

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,021,125
Building Size:	9,725 SF
Lot Size:	22,536 SF
Price / SF:	\$105.00
Year Built:	1972
Zoning:	C-3

PROPERTY OVERVIEW

Office property for sale at 6001 NW Expressway in Oklahoma City, positioned along one of the city's most heavily trafficked corridors. The building offers strong visibility with prominent signage opportunities, gated and some covered parking, and convenient access for employees and clients. Ideally located near Lake Hefner and surrounded by a strong mix of retail and dining options, the property benefits from steady daily traffic and a well-established commercial environment. Its flexible layout supports a variety of office or professional uses, with excellent exposure along NW Expressway enhancing long-term value and appeal.

PROPERTY HIGHLIGHTS

- Excellent visibility with prominent monument/signage opportunities
- Gated parking with a mix of covered and surface spaces
- Strong surrounding retail and dining amenities nearby
- Established commercial corridor with strong long-term stability

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ADDITIONAL PHOTOS



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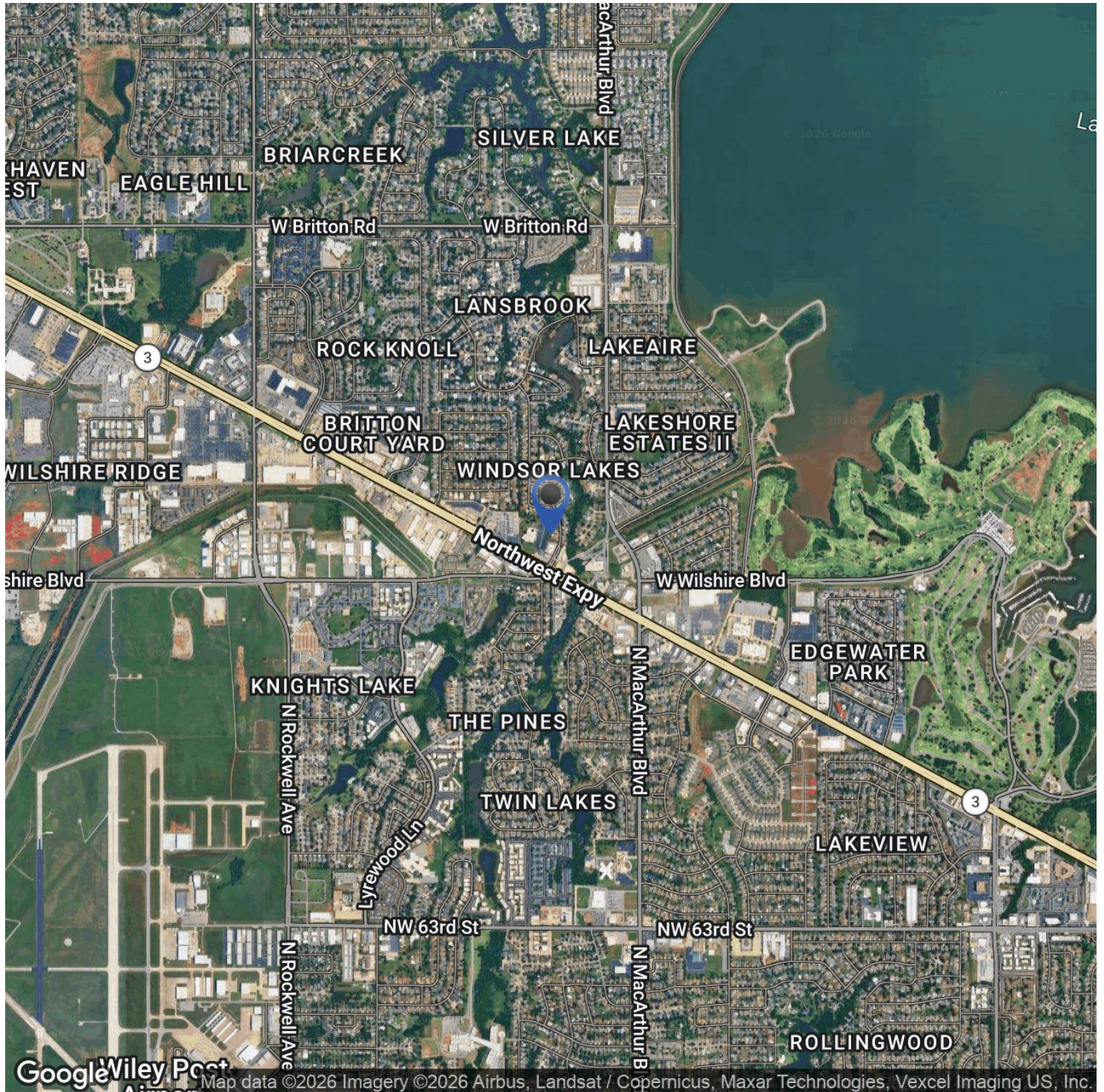
LAYOUT



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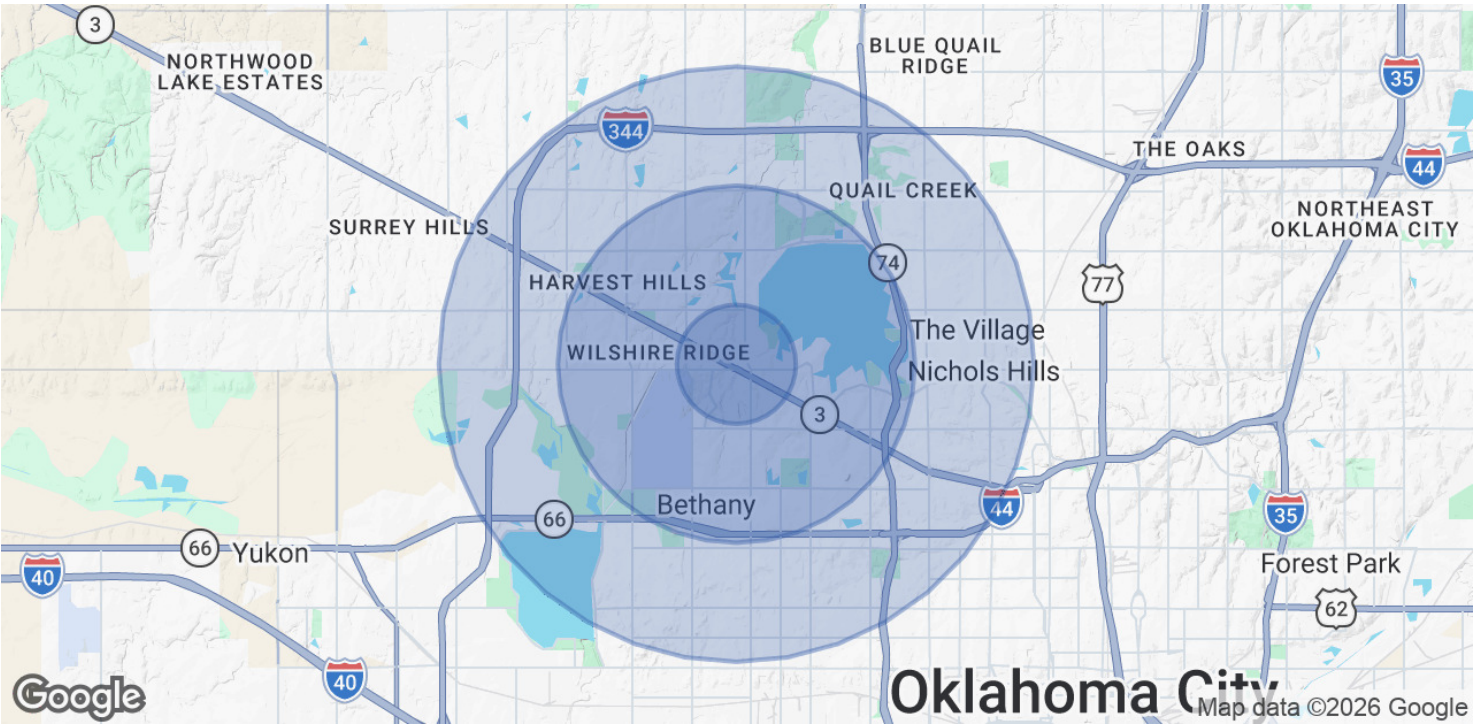
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,248	77,058	204,784
Average Age	32.8	38.5	37.7
Average Age (Male)	32.6	36.8	37.1
Average Age (Female)	32.6	39.7	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,373	32,264	88,674
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$74,388	\$84,912	\$91,874
Average House Value	\$197,624	\$215,811	\$263,873

2023 American Community Survey (ACS)

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