



INVESTMENT OPPORTUNITY

NORTHWEST OFFICE CENTER

4334 NW EXPRESSWAY | OKLAHOMA CITY, OK 73116

OFFERED AT \$5,950,000



\$61.38 / SF



\$61.38

PRICE / SF

96,938

BUILDING SF

+/- 4.04

ACRES

52%+

OCCUPIED

VALUE-ADD LEASING OPPORTUNITY

Ownership has increased occupancy from approximately 35% at acquisition to over 52% while addressing legacy leases and bringing asking rental rates toward market. This creates a measurable foundation for additional lease-up and future income growth.

Approximately 46,000 SF remains available for lease-up. Vacant suites are being marketed at \$15.00/SF full service, with ownership reporting positive leasing momentum.

ANNUALIZED OPERATING SUMMARY	
Gross rental revenue	\$717,537
Normalized operating expenses	\$430,199
Normalized net operating income	\$287,338
NOI before assumed management fee	\$312,452

Ownership currently self-manages. Normalized expenses include an assumed 3.5% management fee (\$25,114 annually).

LOCATION & CONTACTS



Illustrative property boundary only; not a survey.

STRATEGIC NORTHWEST OKC LOCATION

Positioned along NW Expressway, Northwest Office Center benefits from prominent frontage on an established Oklahoma City commercial corridor. The surrounding mix of office, retail, services and residential neighborhoods supports a broad tenant audience, while the property and its extensive on-site parking and central courtyard offer practical amenities for prospective occupants.

BROKER CONTACTS

MITCH HAMMACK Vice President - Brokerage Services	mhammack@creekpe.com	405-312-2512
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DETAILED FINANCIALS & RENT ROLL AVAILABLE

Contact broker for NDA.