Executive Summary



Details

Lease Rate:	$16.50 FSG
Available SF:	3,138
Lot Size:	3.84 Acres
Building Size:	77,175 SF
NOI:	$0.00
Cap Rate:	0.0%
Cross Streets:	NW 63rd & N. May Avenue
Renovated:	2012

Highlights

- *Convenient location
- *Drive-up free surface parking on all sides
- *Professionally managed with on-site engineering
- Mature Landscaping in a garden-style setting

Overview

Introducing a premier leasing opportunity at 3037 NW 63rd in Oklahoma City. Suite 251 is 3,138 SF of office space comprised of 6 private offices (5 with windows), 6 high-wall cubicle spaces with natural light, deluxe break room, LVT tile flooring, UV roller shades, a climate controlled server room, and a conference room right off the entry. This prime commercial property offers unparalleled convenience and professional management, with drive-up free surface parking on all sides and on-site engineering services. The meticulously maintained garden-style setting features mature landscaping, providing a serene and inviting environment for businesses to thrive. With a focus on accessibility, aesthetics, and superior management, this property offers an ideal leasing opportunity for businesses seeking a distinguished and well-appointed location.

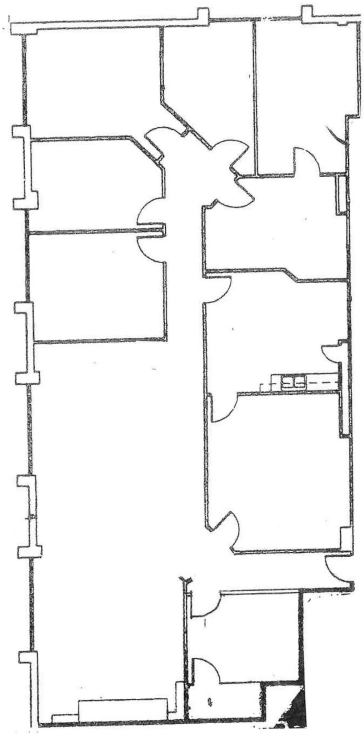
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Additional Photos



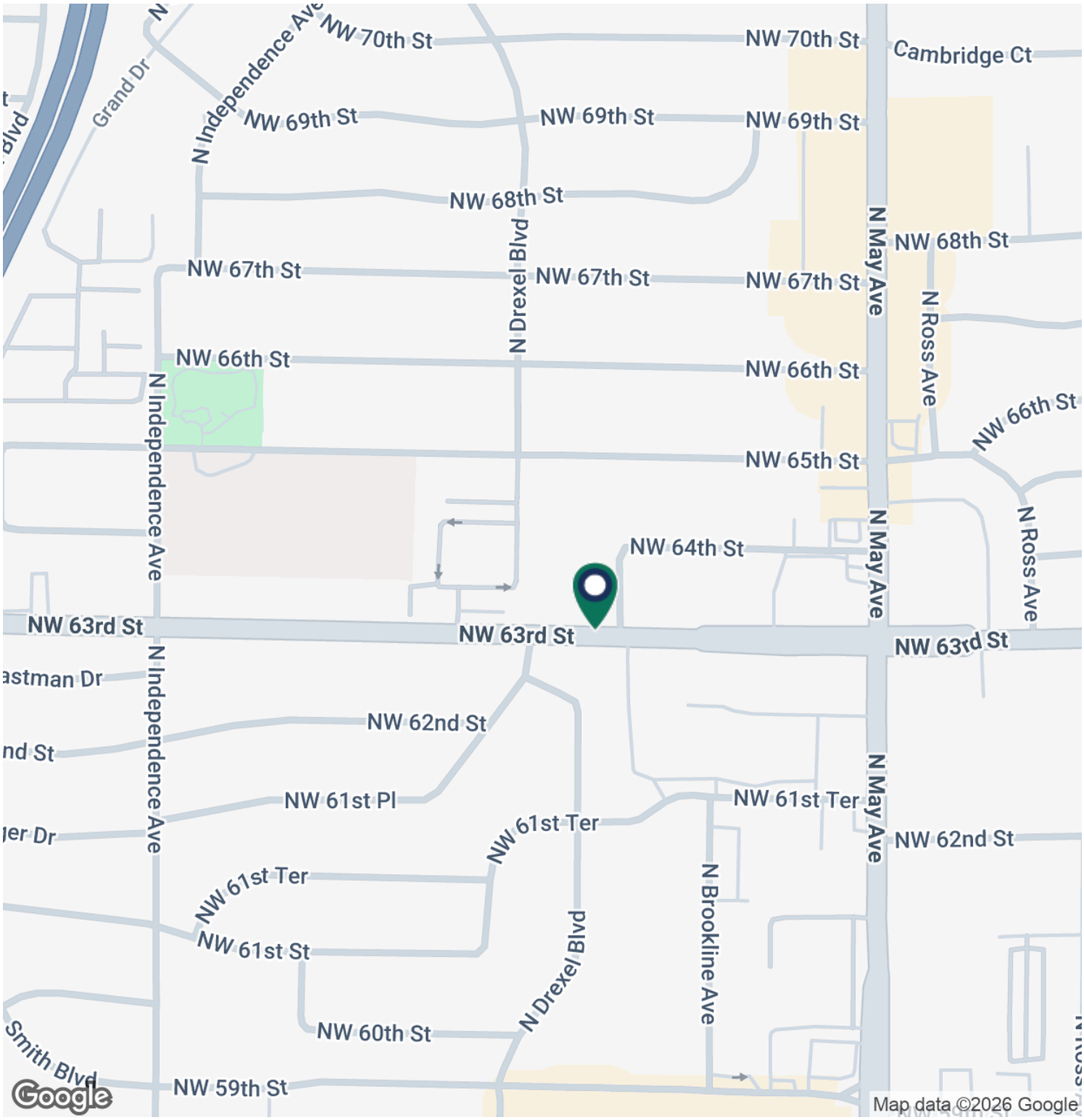






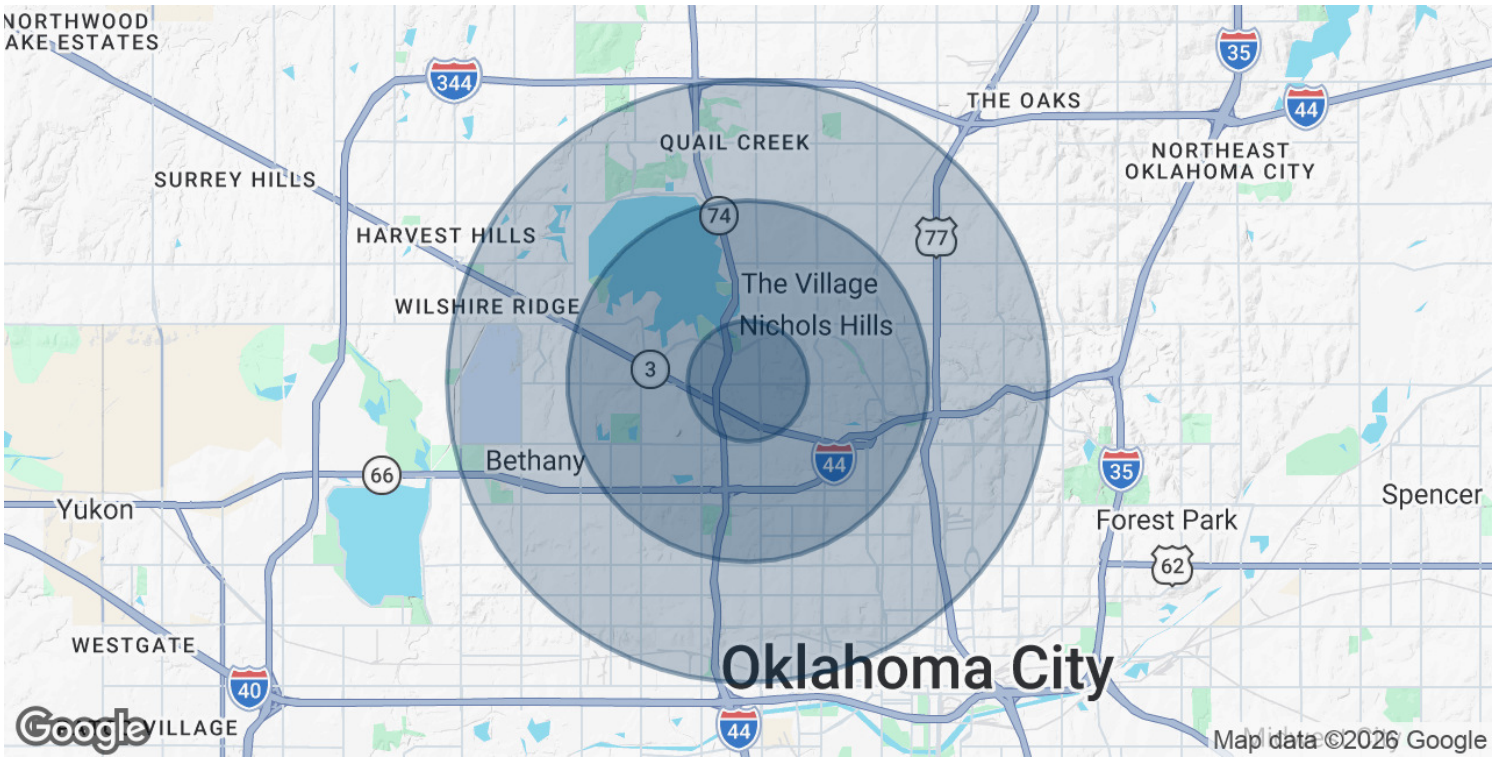
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Location Map



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	9,953	85,003	246,298
Average Age	41.0	38.3	35.5
Average Age (Male)	37.9	36.2	34.3
Average Age (Female)	44.1	39.9	36.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,148	39,399	107,157
# of Persons per HH	1.9	2.2	2.3
Average HH Income	$72,967	$67,697	$59,048
Average House Value	$222,053	$192,336	$163,320

2020 American Community Survey (ACS)

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