



NEWMARK GRUBB
LEVY STRANGE BEFFORT

OFFICE BUILDING | FOR LEASE

4501 N. Western Avenue, Oklahoma City, OK 73118

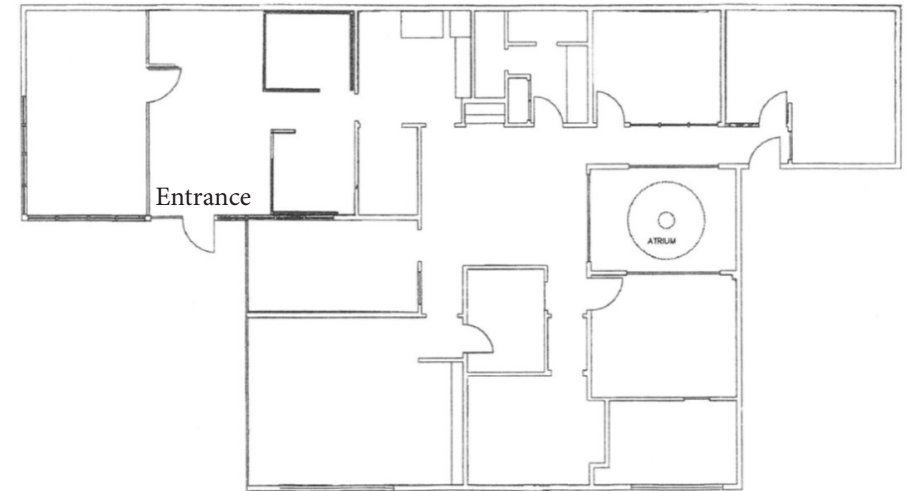
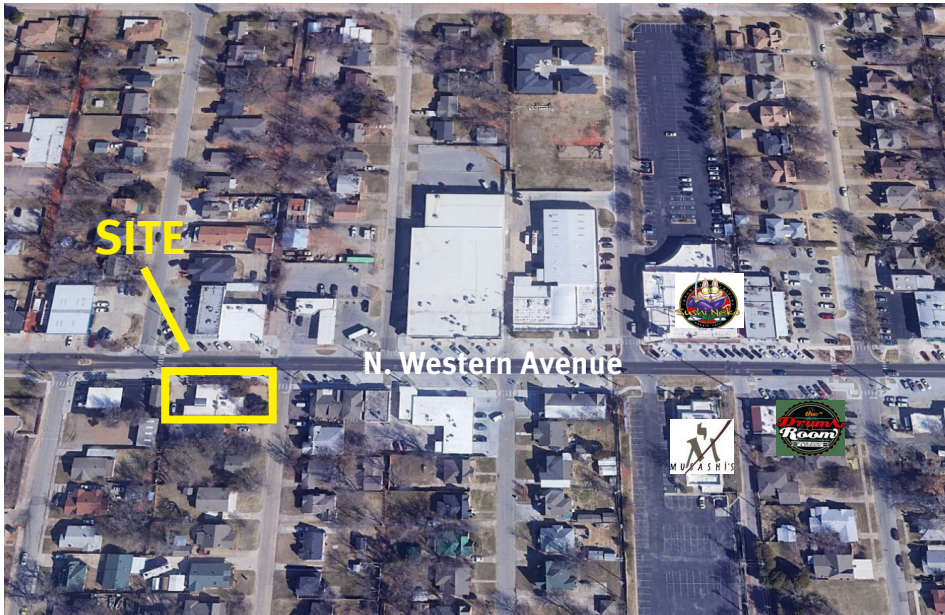
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PROPERTY OVERVIEW

This 2,823 square foot building is conveniently located just south of I-44 and east of I-235 with immediate access to both. Fronting on North Western Avenue and in the heart of the Western District to Oklahoma City, the building has exterior signage available as well. The interior includes beautiful modern finishes, spacious offices, glass conference room, and an inter atrium garden. The immediate area has multiple restaurants within walking distance.



PROPERTY HIGHLIGHTS

Move-in ready	Additional free parking to the NW
Drive up parking	Beautiful atrium garden
Modern build out and finishes	Restaurants within walking distance
Immediate access to I-44 & I-235	Minutes to downtown courthouses

PROPERTY DETAILS

Available	2,823 SF
Rental Rate	\$16.00/SF
Lease Type	Modified Gross
Lease Term	3 - 5 Years

