

Office Space For Lease

1,200 SF

Lease Price:  
\$14.00/SF  
Modified Gross



## 3135 N.W. 63rd Street

Oklahoma City, Oklahoma 73116

### PROPERTY HIGHLIGHTS

- First Floor Upscale Office Space
- Drive Up Surface Parking
- Wood Base & Crown Molding
- 2 Entries/Exits
- Waiting Room/Reception Area
- 4 Private Offices
- ADA Restroom
- Coffee Bar with Sink
- Storage Area
- Fireplace in Corner Office
- Tenant Pays Electric, Internet & Phone
- Landlord Provides Gas & Water



CLICK OR SCAN TO  
VIEW THE 3D TOUR



### SUITES AVAILABLE

- Suite A: 1,200 SF

TOTAL SF	2,668 SF MOL
LAND IN ACRES	0.1426 MOL
ZONING	O-2
TAXES	\$1,950.54 (1/2)
BUILT	2000
SF AVAILABLE	1,200 SF

[www.naisullivangroup.com](http://www.naisullivangroup.com)

## Amanda Sullivan

Cell: 1 405 323 6423  
amanda@naisullivangroup.com

4045 N.W. 64th Street, Suite 340  
Oklahoma City, Oklahoma 73116  
Office: 1 405 840 0600  
Fax: 1 405 840 0610

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## DEMOGRAPHICS

Population		
1 Mile: 10,836	3 Mile: 85,302	5 Mile: 237,343
Average Household Income		
1 Mile: \$58,273	3 Mile: \$49,691	5 Mile: \$45,578
Total Households		
1 Mile: 5,460	3 Mile: 39,398	5 Mile: 104,031

## LOCATION HIGHLIGHTS

- Dimensions: 140' x 33'
- Frontage: 33' on 63rd Street
- Visible from N.W. 63rd Street
- Close to Baptist Hospital
- Easy Access to Hefner Parkway & N.W. Expressway
- Numerous Restaurants, Banks & Shopping Nearby



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