Office Space For Lease





3801 N.W. 63rd Street, Buildings 2 & 3

Oklahoma City, Oklahoma 73116

PROPERTY HIGHLIGHTS

- Parking Ratio: 4.88/1,000 SF
- 24/7 Access
- Just Off N.W. Expressway

SUITES AVAILABLE

- Suite 132: Salon Space: 2,954 SF MOL @ \$13.00/SF with Equipment
- Suite 227: 532 SF
- Suite 229: 1,580 SF
- Suite 238: 346 SF

| TOTAL SF | 14,976 SF |
|----------|-----------|
| BUILT | 1977 |
| ZONED | C-3 |

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340 Oklahoma City, OK 73116

www.naisullivangroup.com

Amanda Sullivan +1 405 323 6423 amanda@naisullivangroup.com

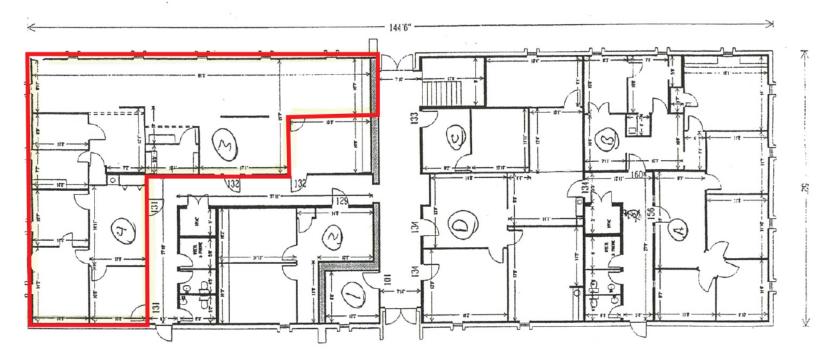
Office Space For Lease





Edgewater Office Park Units 2 and 3 3801 NW 63rd

Ground Floor



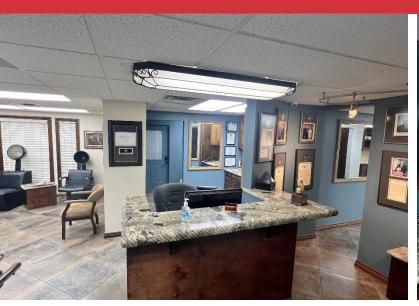
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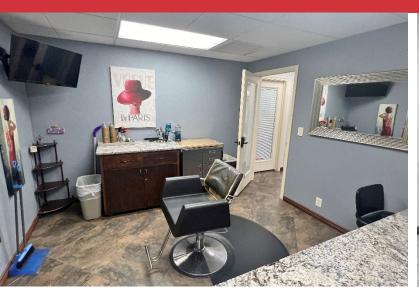


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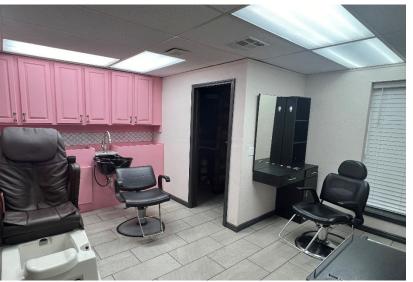
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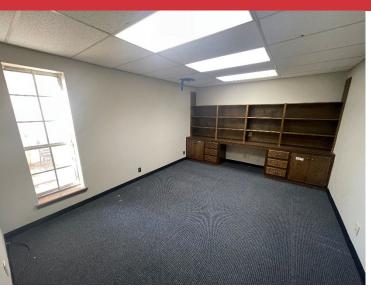
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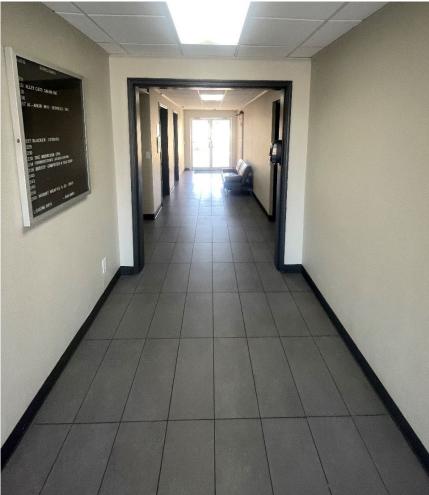






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LOCATION HIGHLIGHTS

- Located on N.W. 63rd Street with Easy Access to N.W. Expressway Only 2 Blocks East
- Hefner Parkway just 3 Blocks West

| Population | 1 Mile: | 3 Miles: | 5 Miles: |
|-------------------|----------|----------|----------|
| | 9,859 | 90,362 | 253,146 |
| Average Household | 1 Mile: | 3 Miles: | 5 Miles: |
| Income | \$56,666 | \$50,733 | \$48,388 |
| Total Households | 1 Mile: | 3 Miles: | 5 Miles: |
| | 4,614 | 40,387 | 110,713 |

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