

Lease Price: \$10.00-\$13.00/SF Full Service



## 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       |

**Amanda Sullivan**  
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**+1 405 840 0600 OFFICE**

4045 N.W. 64<sup>th</sup> Street, Suite 340  
Oklahoma City, OK 73116

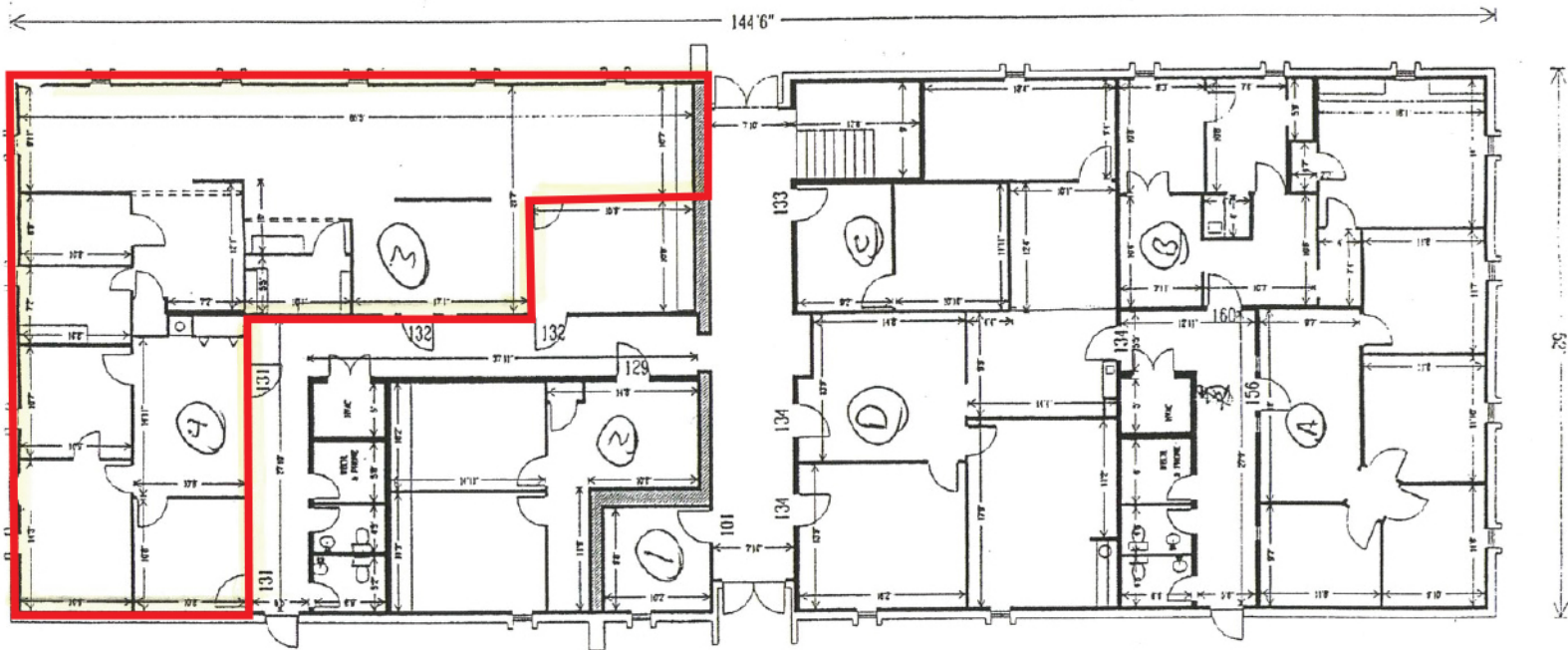
[www.naisullivangroup.com](http://www.naisullivangroup.com)



North ↑

Edgewater Office Park  
Units 2 and 3  
3801 NW 63rd

Ground Floor

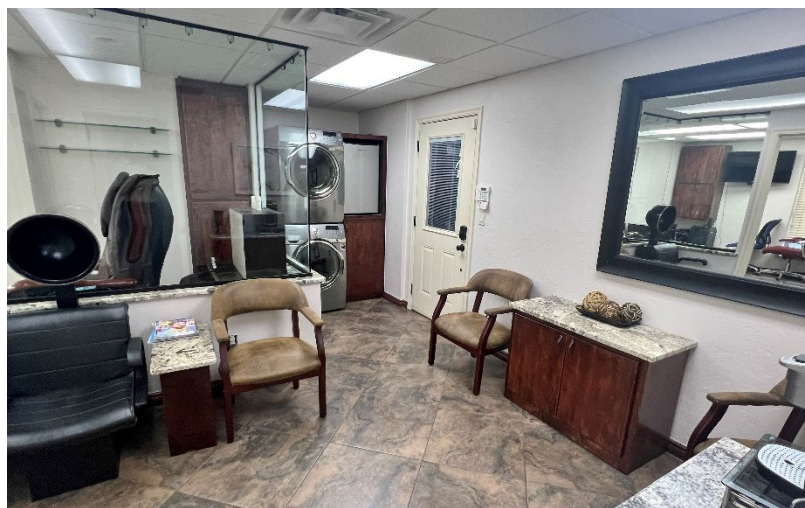


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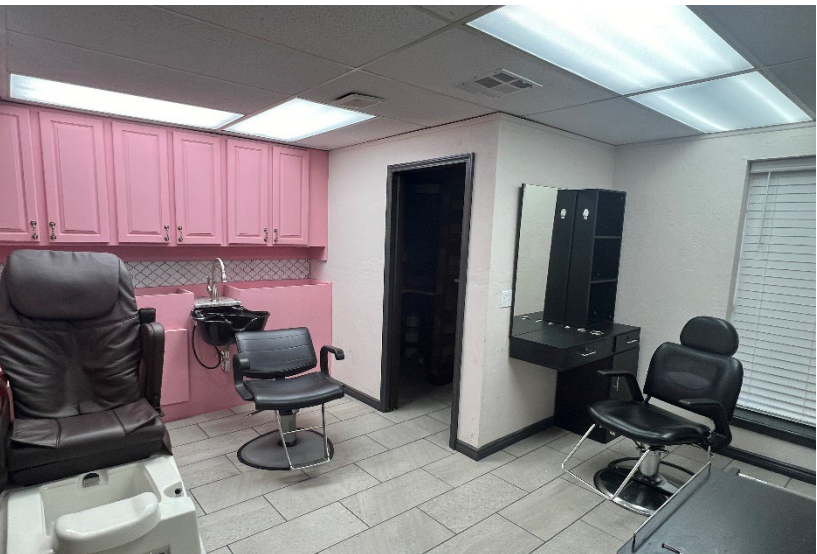
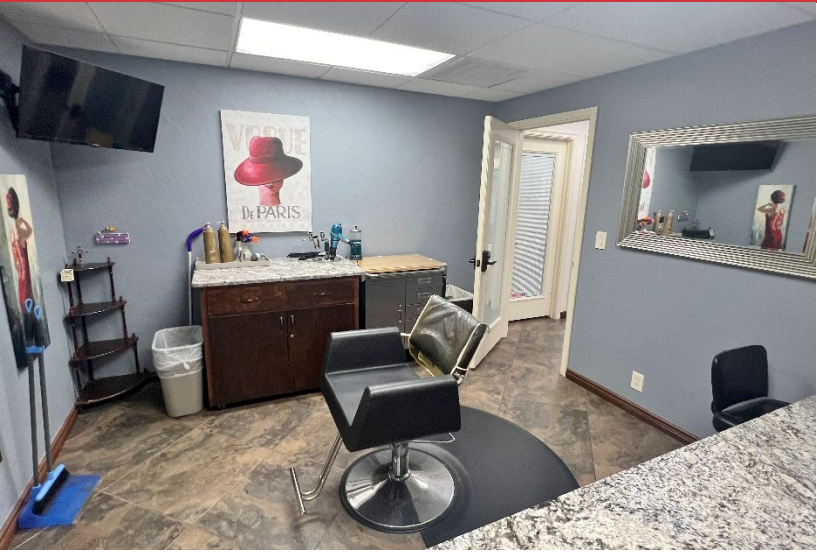


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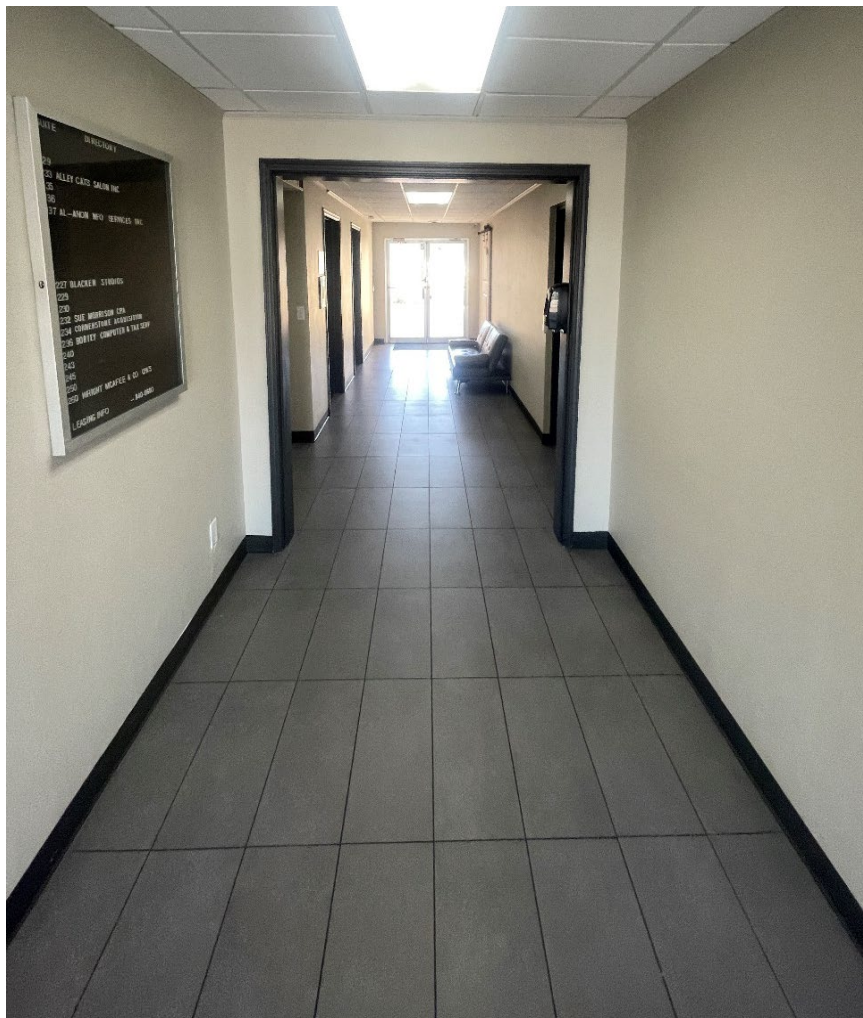


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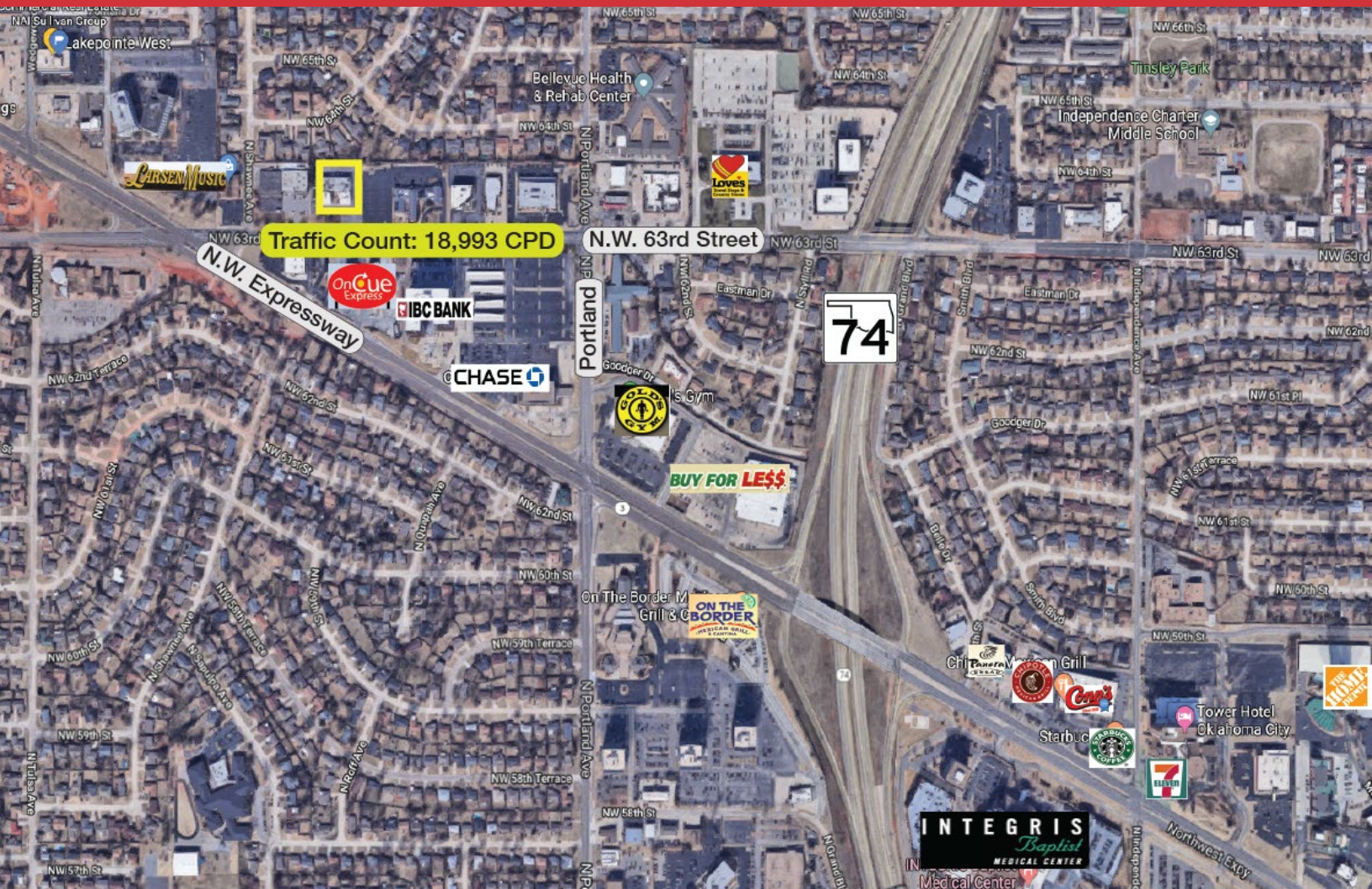


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## LOCATION HIGHLIGHTS

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

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