



# OFFICE SPACE | FOR SALE OR LEASE

3007 NW 63RD ST, OKLAHOMA CITY, OK 73116

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# 3007 NW 63RD ST / FOR SALE OR LEASE



## PROPERTY OVERVIEW

This office space is part of a well-maintained condo community comprised of both office and retail users, located in the highly sought-after NW 63rd and May corridor. Surrounded by virtually every amenity, the property offers flexible leasing options, ideal for either a single tenant or two separate tenants. For buyers, the entire space is sold as one unit. One side features an open layout with plumbing stubbed for a kitchenette or bathroom and abundant natural light from north- and south-facing windows, with only flooring and light cosmetic updates needed to finish it out. The other side is fully built out with 10 offices, a breakroom, bathrooms, and the same bright window lines—requiring little more than new flooring to be move-in ready.

## DETAILS

<b>Sale Price</b>	\$551,300
<b>Lease Price/SF</b>	\$15 / SF (NNN Fees Approx \$4 / SF)
<b>Building Size</b>	2,900-5,513 SF
<b>Market</b>	Oklahoma City



## SITE/FLOOR PLAN/OTHER

