

Lease Price: \$10.00/SF  
Full Service



**3801 N.W. 63rd Street, Building 2 & 3**  
Oklahoma City, Oklahoma 73116

**PROPERTY HIGHLIGHTS**

- Parking Ratio: 4.88/1,000 SF
- 24/7 Access
- Climate Controlled
- Twice Weekly Light Janitorial
- No Additional CAM Charges
- Owner on Premises & will Accept Deliveries
- Tenant Responsible for Phone & Internet

**SUITES AVAILABLE**

- Suite 227: 532 SF
- Suite 229: 1,580 SF
- Suite 238: 346 SF



TOTAL SF	<b>14,976 SF</b>
BUILT	<b>1977</b>
ZONED	<b>C-3</b>

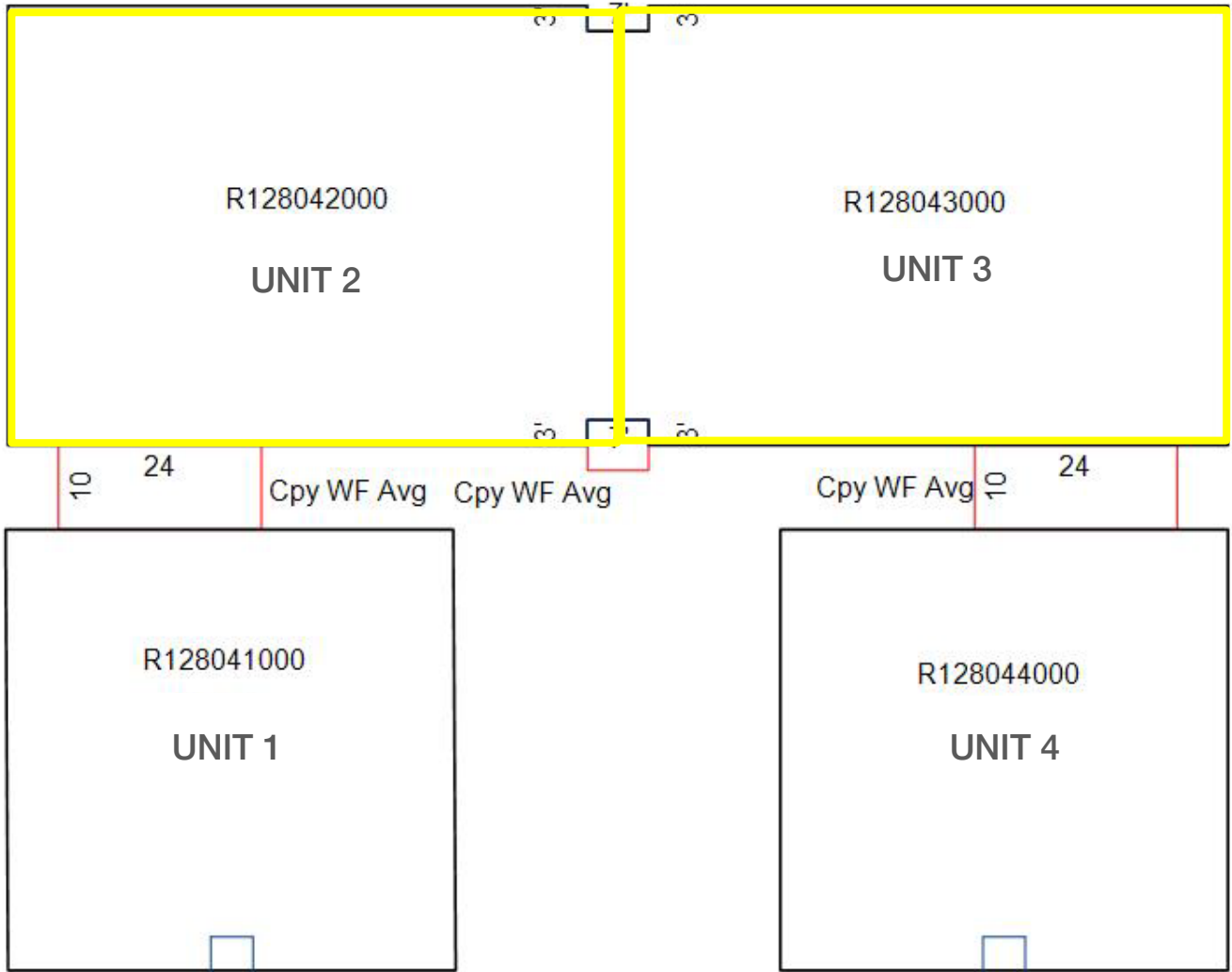
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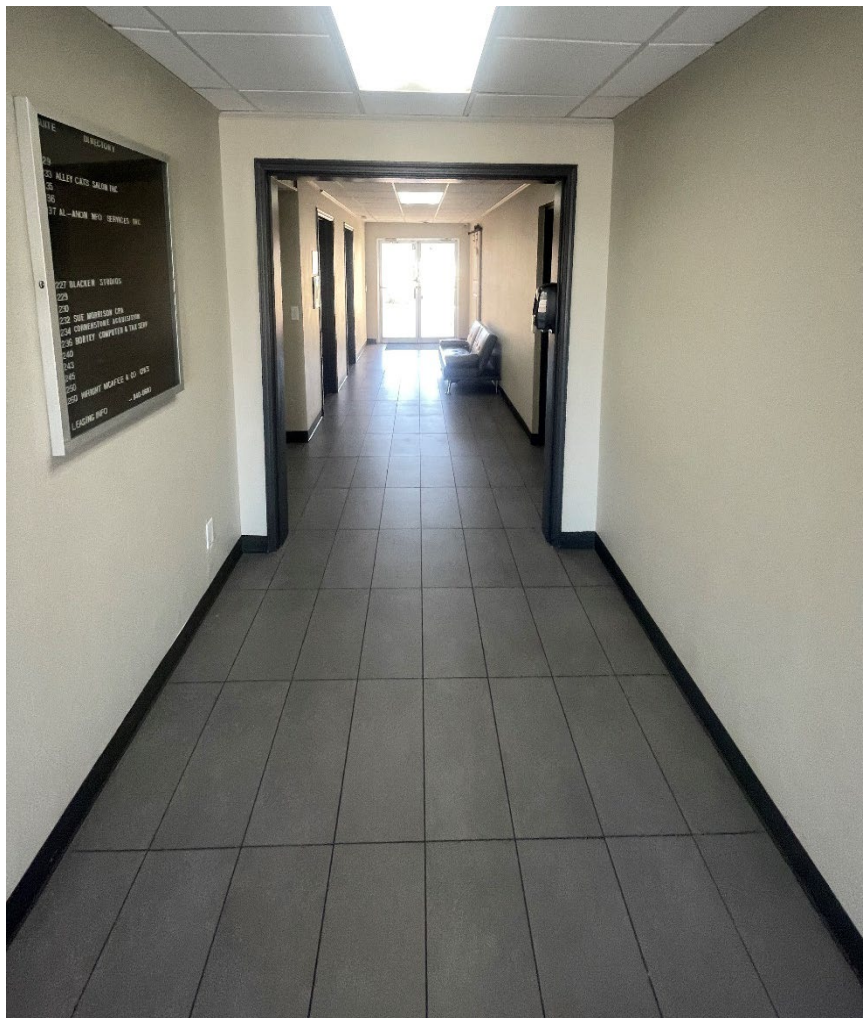
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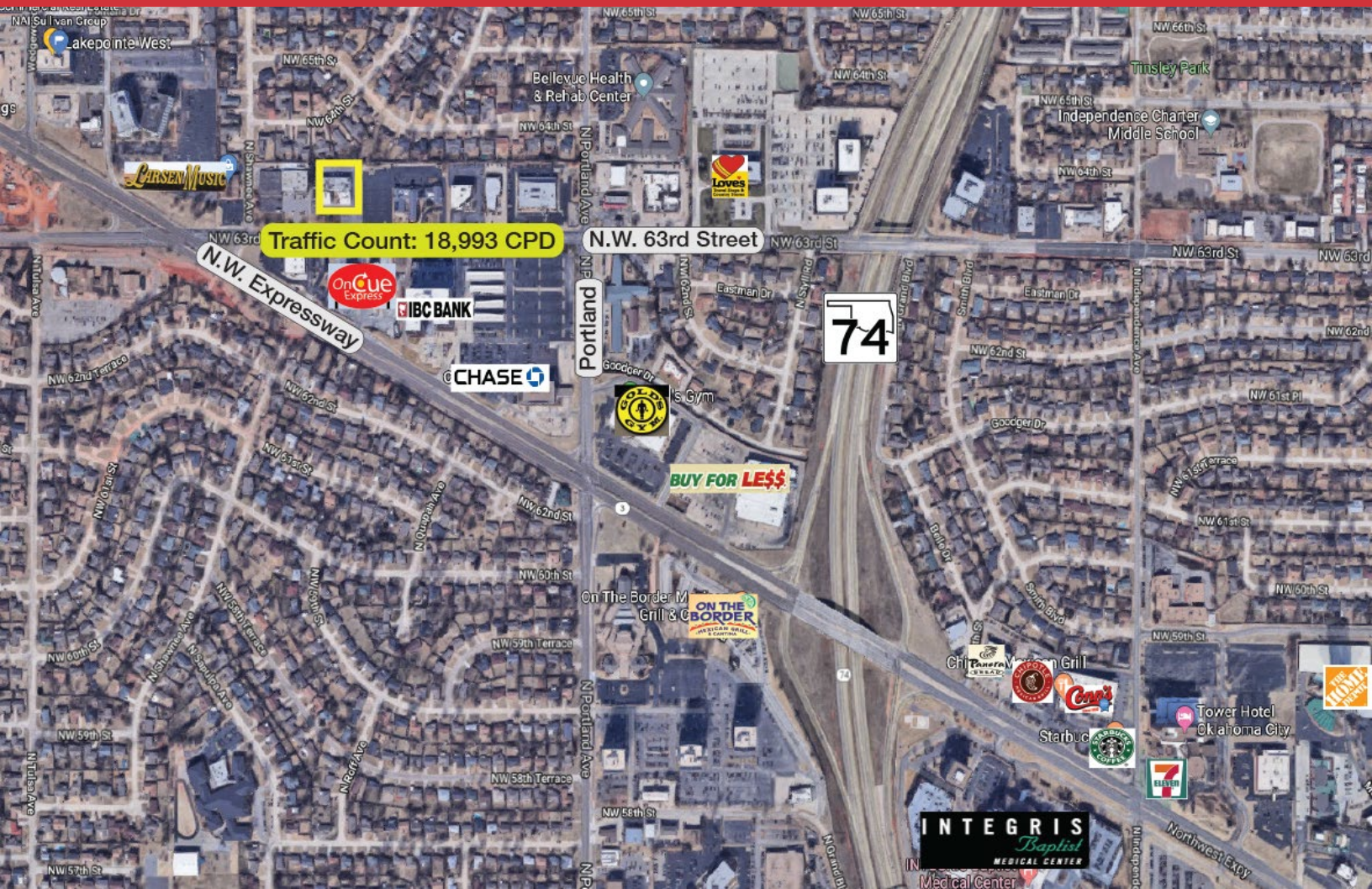


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## LOCATION HIGHLIGHTS

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

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