

**EDGEWATER OFFICE PARK  
3801 N.W. 63<sup>RD</sup> STREET,  
BUILDINGS 2 & 3  
OKLAHOMA CITY, OK 73116**

Office Space For Lease

\$10.00-\$13.00/RSF/YR Full Service

Suite 132: Salon Space: 2,954 rSF MOL @ \$13.00/RSF  
with Equipment

Suite 227: 532 RSF

Suite 229: 1,580 RSF

Suite 238: 346 RSF

**NAIRED**

**COMMERCIAL  
REAL ESTATE**



**NAIRED**

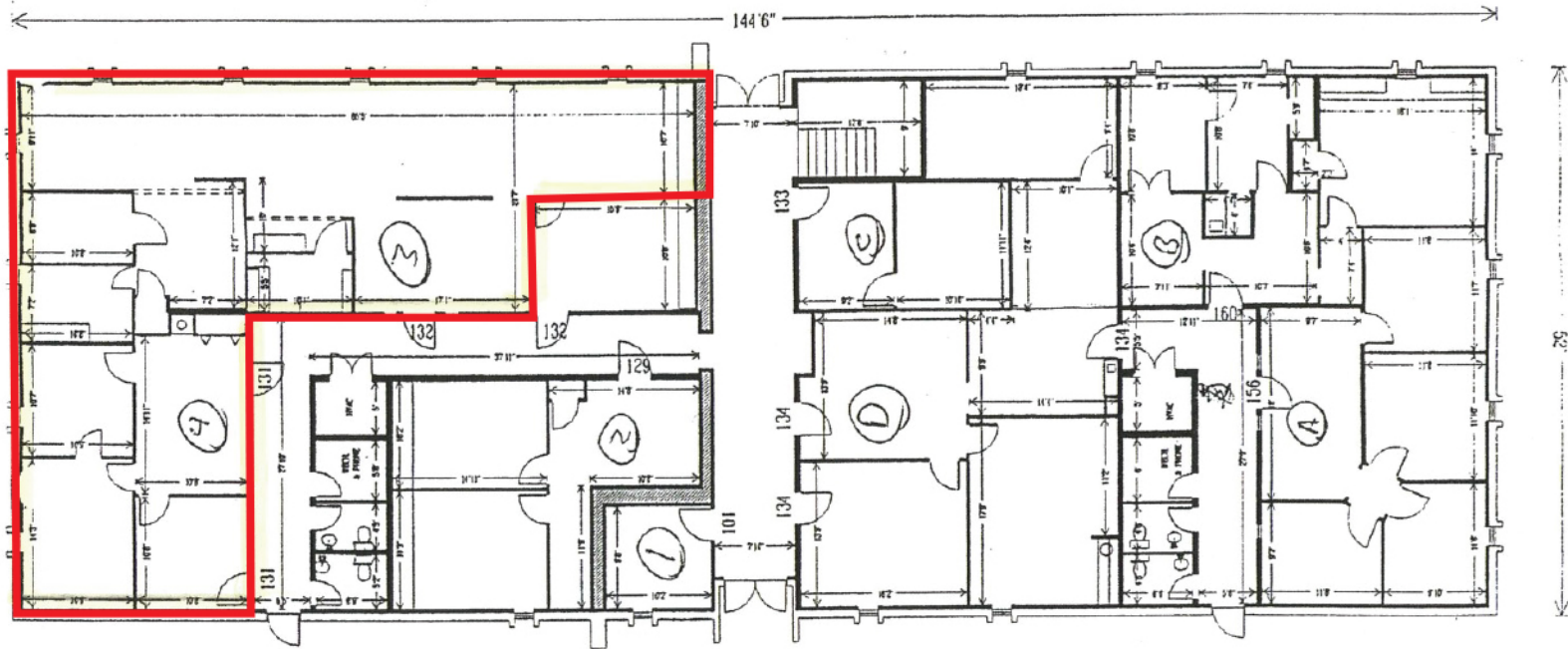
**405.840.0600  
NAIRED.COM**

**AMANDA SULLIVAN  
405.323.6423  
AMANDA@NAIRED.COM**

North ↑

Edgewater Office Park  
Units 2 and 3  
3801 NW 63rd

Ground Floor



## PROPERTY HIGHLIGHTS

- Parking Ratio: 4.88/1,000 SF
- 24/7 Access
- Built in 1977
- Zoned: C-3

## LOCATION HIGHLIGHTS

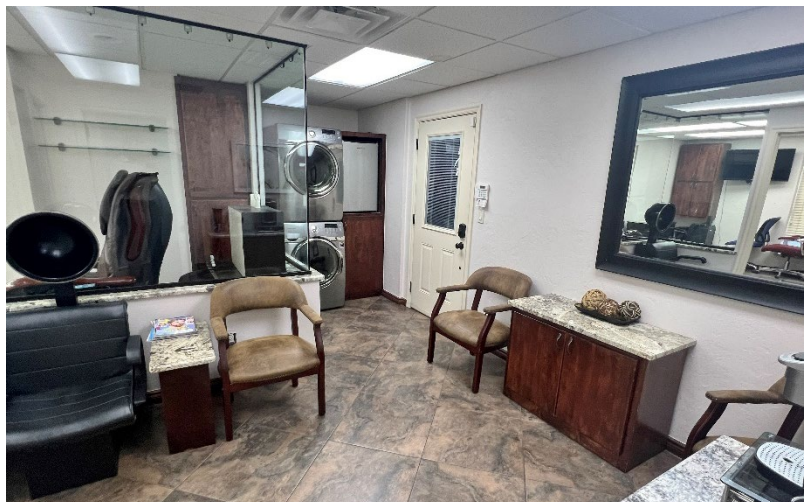
- Located on N.W. 63rd Street with Easy Access to N.W. Expressway
- Only 2 Blocks East
- Hefner Parkway just 3 Blocks West

**NAIRED**

405.840.0600  
NAIRED.COM

AMANDA SULLIVAN  
405.323.6423  
AMANDA@NAIRED.COM





**NAIRED**

405.840.0600  
NAIRED.COM

AMANDA SULLIVAN  
405.323.6423  
AMANDA@NAIRED.COM



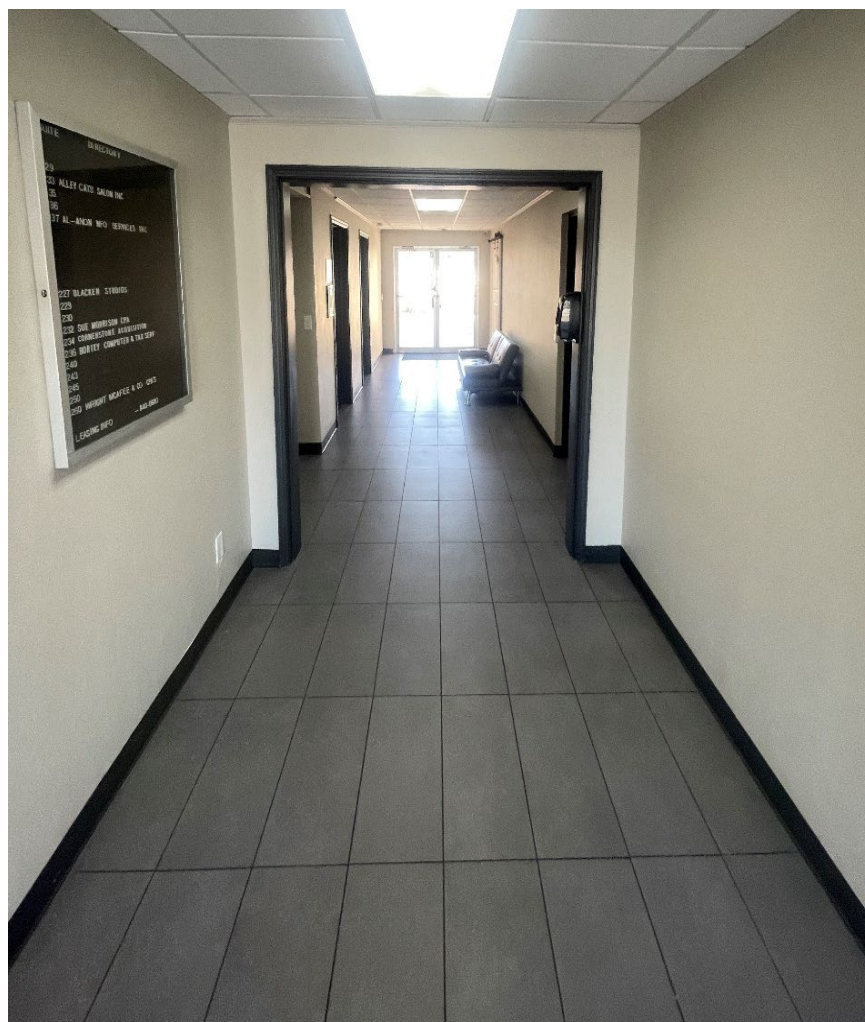


**NAIRED**

405.840.0600  
NAIRED.COM

AMANDA SULLIVAN  
405.323.6423  
AMANDA@NAIRED.COM



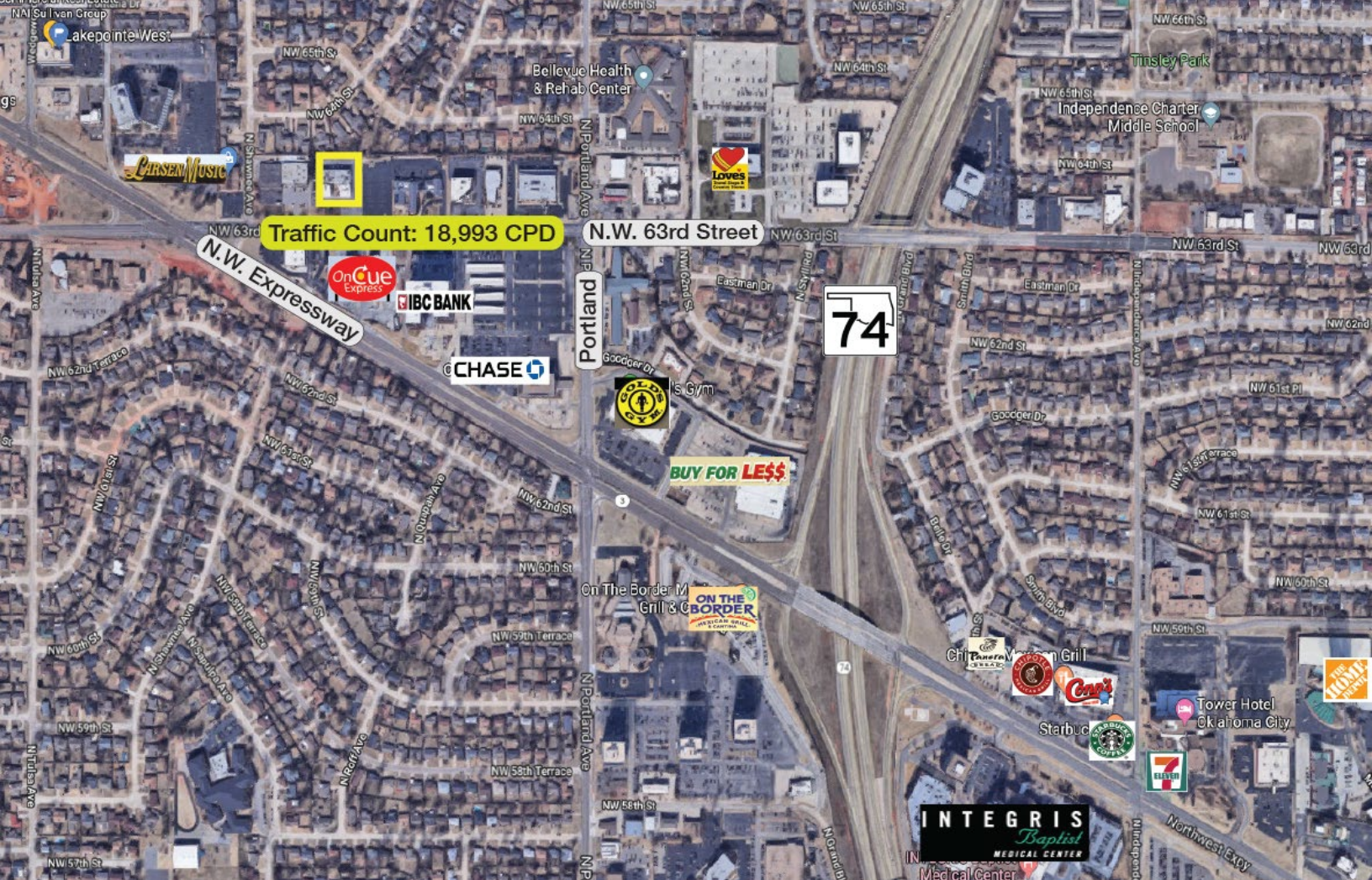


**NAIRED**

405.840.0600  
NAIRED.COM

AMANDA SULLIVAN  
405.323.6423  
AMANDA@NAIRED.COM





## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	9,859	90,362	253,146
AVERAGE HOUSEHOLD INCOME	\$56,666	\$50,733	\$48,388
TOTAL HOUSEHOLDS	4,614	40,387	110,713

**NAIRED**

405.840.0600  
NAIRED.COM

FOLLOW US @NAIRED\_CRE



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease, or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.