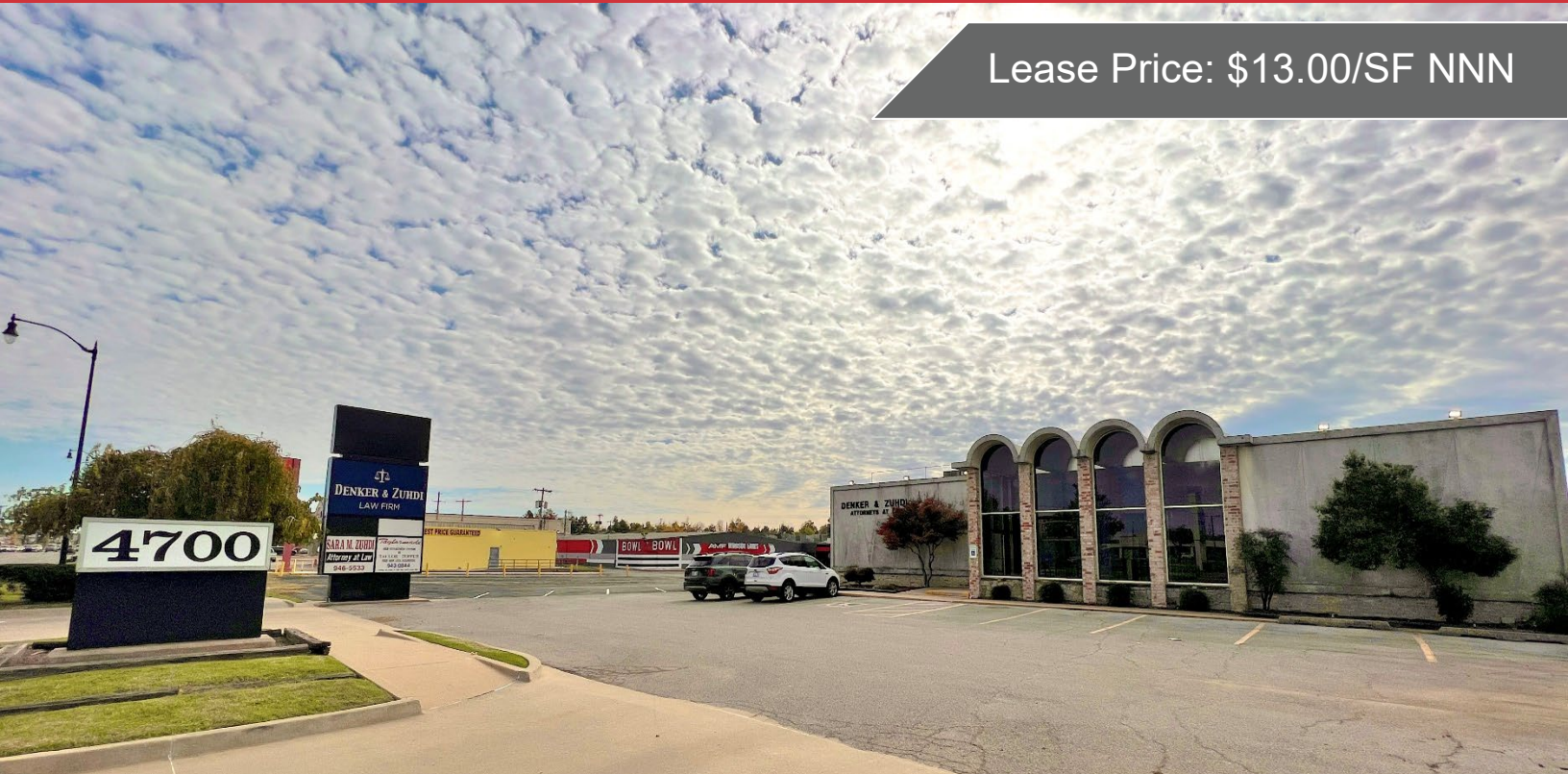


Lease Price: \$13.00/SF NNN



4700 N.W. 23rd Street
Oklahoma City, Oklahoma 73127

PROPERTY HIGHLIGHTS

- Great Curb Appeal and Pylon Signage
- Ample Parking For Tenants & Clients

LOCATION HIGHLIGHTS

- Frontage on NW 23rd Street
- Great Location in Close Proximity to I-40 & I-44
- Located Just North of Will Rogers World Airport

SUITES AVAILABLE

- **Suite 1 – 1,375 SF:** Reception Area, 4 Private Offices, 1 Conference Room & Kitchen/Break Room
- **Suite 2 – 1,288 SF:** Dental/Medical Space, Partial Buildout Needed, 4+ Exam Rooms, Private Restrooms in Suite
- **Suite 3 – 850 SF:** Salon Space, Reception Area, Private Restrooms in Suite, 3 Private Suites, Kitchen/Break Area

TOTAL SF	7,436 RSF on 0.58 Acres MOL
BUILT	1965
ZONED	C-3

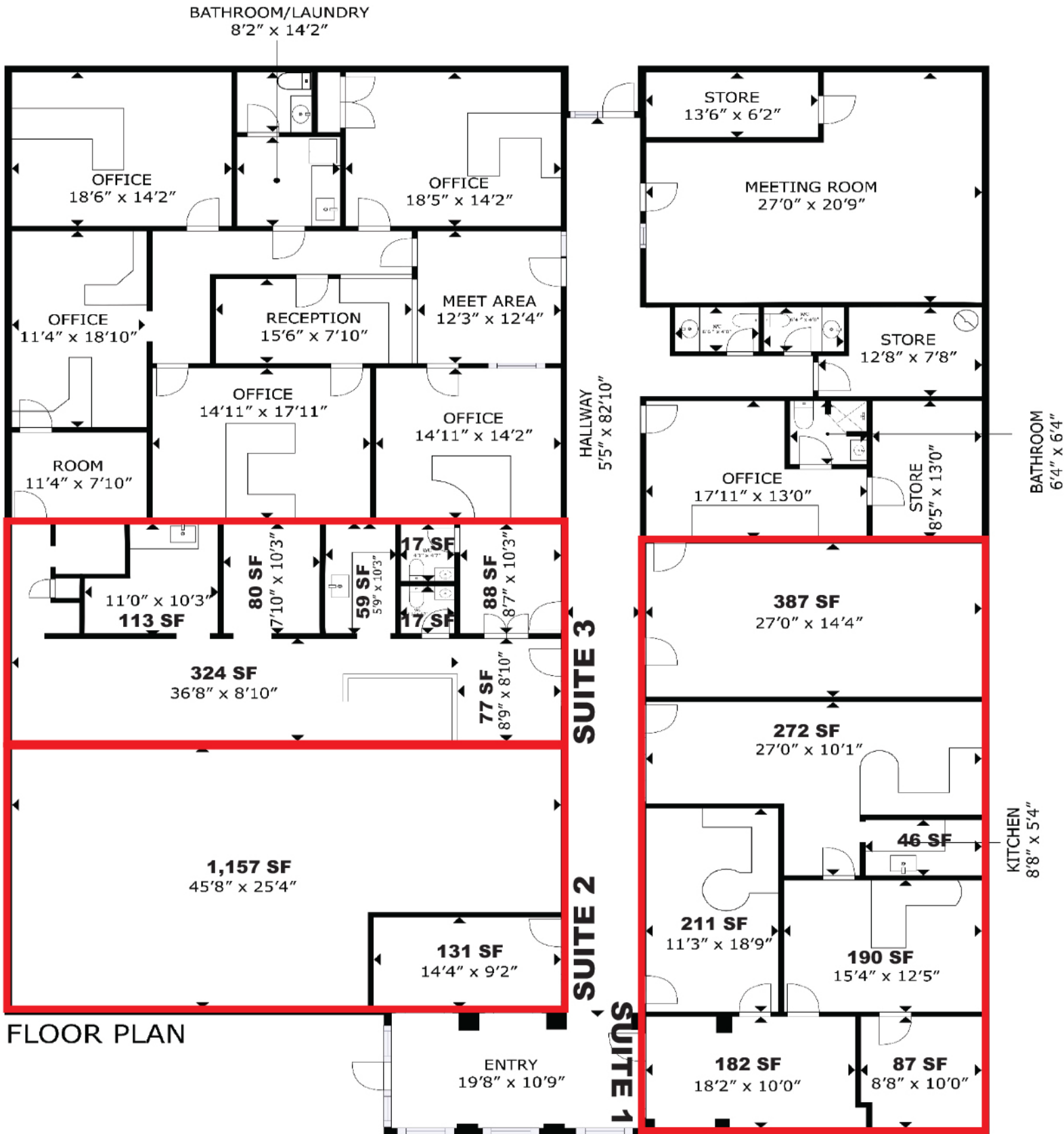
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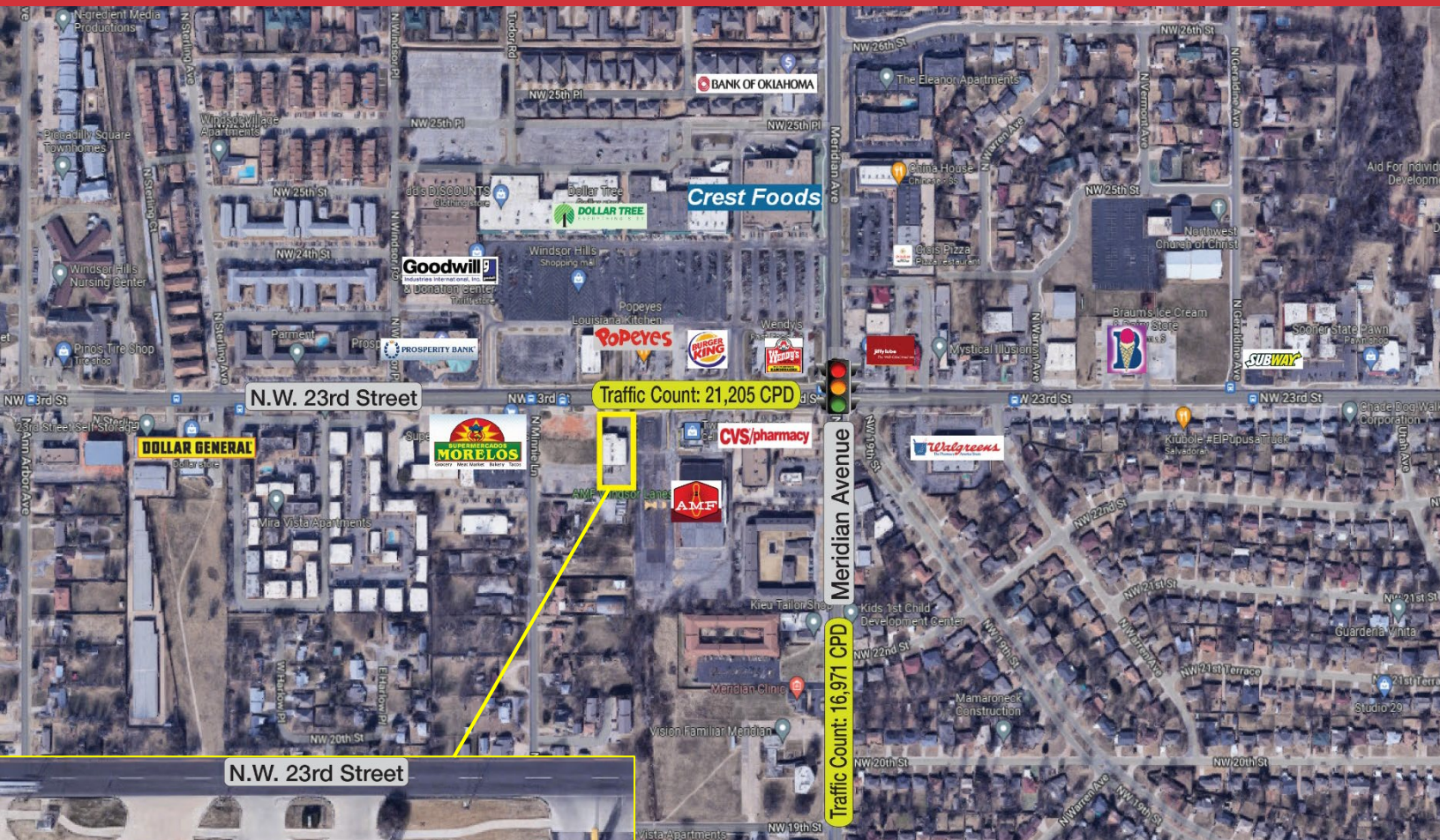
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Population	1 Mile: 16,129	3 Miles: 96,090	5 Miles: 202,512
Average Household Income	1 Mile: \$55,017	3 Miles: \$58,618	5 Miles: \$67,748
Total Households	1 Mile: 6,463	3 Miles: 40,080	5 Miles: 83,247

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