

6300 N.W. EXPRESSWAY  
OKLAHOMA CITY, OK 73132



Office Building For Sale or Lease

20,516 Total SF on 1 Acre MOL  
Sales Price: \$2,750,000 (\$135/SF)

Lease Price: \$15.00/SF Full Service  
Suite 130: 3,343 SF MOL  
NW Suite 200: 3,366 SF MOL

**NAI**RED COMMERCIAL  
REAL ESTATE

405.840.0600 | [NAIRED.COM](http://NAIRED.COM)

ABBIEY SULLIVAN  
405.863.7590  
[ABBIEY@NAIRED.COM](mailto:ABBIEY@NAIRED.COM)



## PROPERTY OVERVIEW

TOTAL SF 20,516 SF

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LOT SIZE 1 ACRE +/-

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YEAR BUILT 1981

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ZONING C-3

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- Owner Occupant Opportunity
- Frontage Facing N.W. Expressway
- Tastefully Updated Modern Interior
- Secured Entry
- Perfect for Office or Medical Use
- Located Between MacArthur and Rockwell on N.W. Expressway
- Close to Retailers, Restaurants & within 3.5 Miles of Integris

## DEMOGRAPHICS



**POPULATION**  
1 MILE: 14,241  
3 MILES: 78,812  
5 MILES: 204,914



**AVERAGE HOUSEHOLD INCOME**  
1 MILE: \$66,844  
3 MILES: \$79,250  
5 MILES: \$82,535

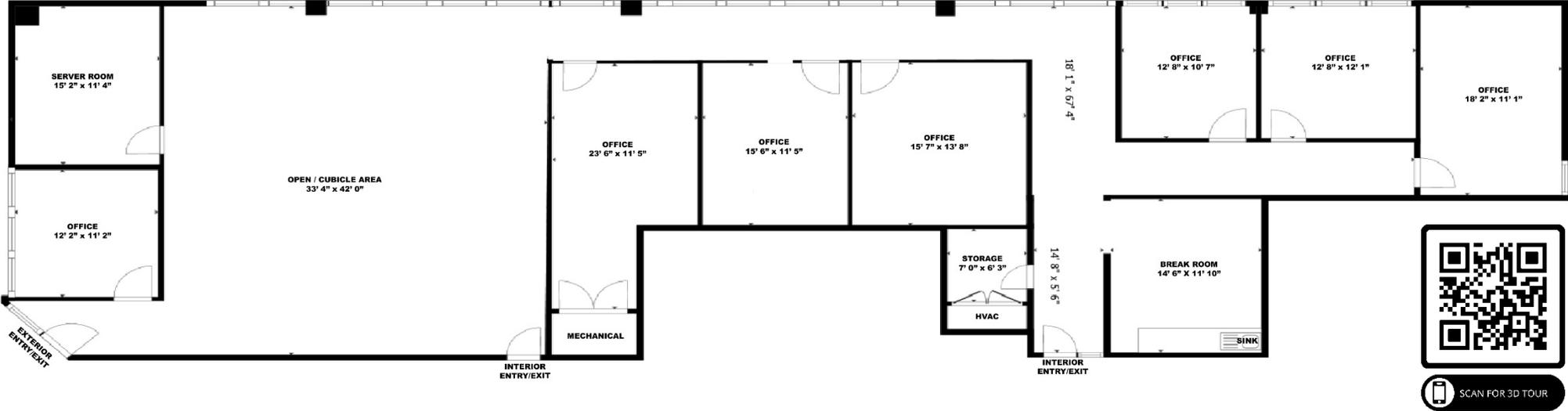


**TOTAL HOUSEHOLDS**  
1 MILE: 5,811  
3 MILES: 32,320  
5 MILES: 86,966

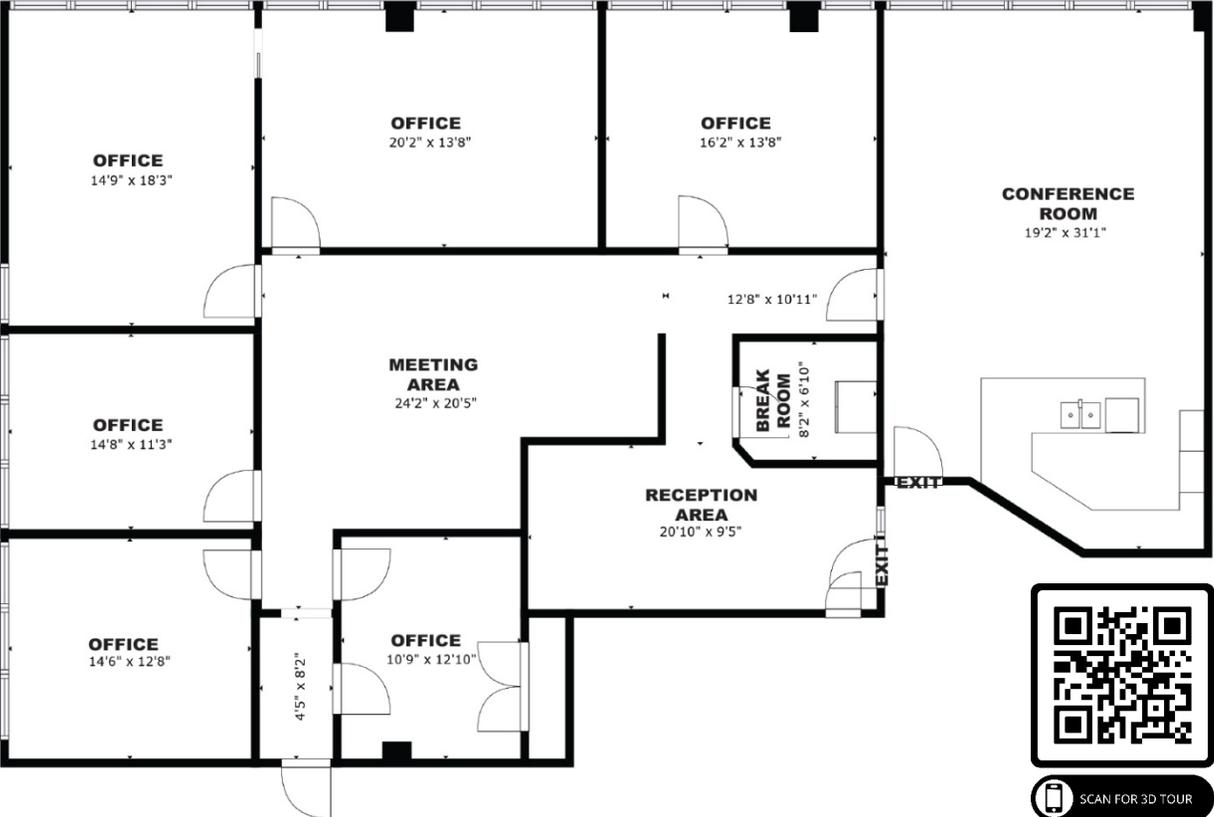


- 2.8 MILES FROM LAKE HEFNER PARKWAY
- 3.2 MILES FROM KILPATRICK TURNPIKE
- 5.5 MILES FROM I-44
- 7.5 MILES FROM I-40

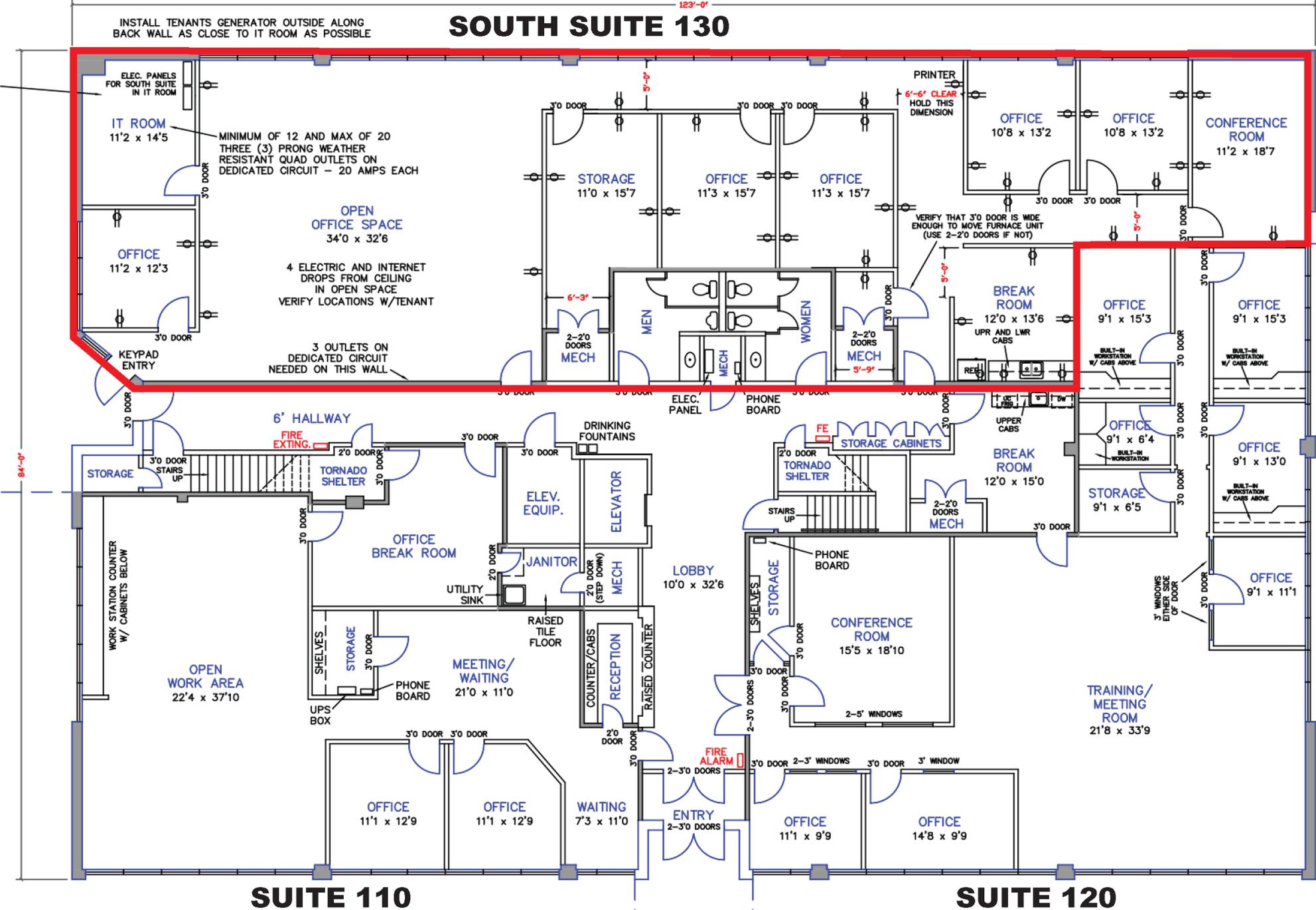
# 6300 N.W. EXPRESSWAY –SUITE 130 – 3,343 SF MOL



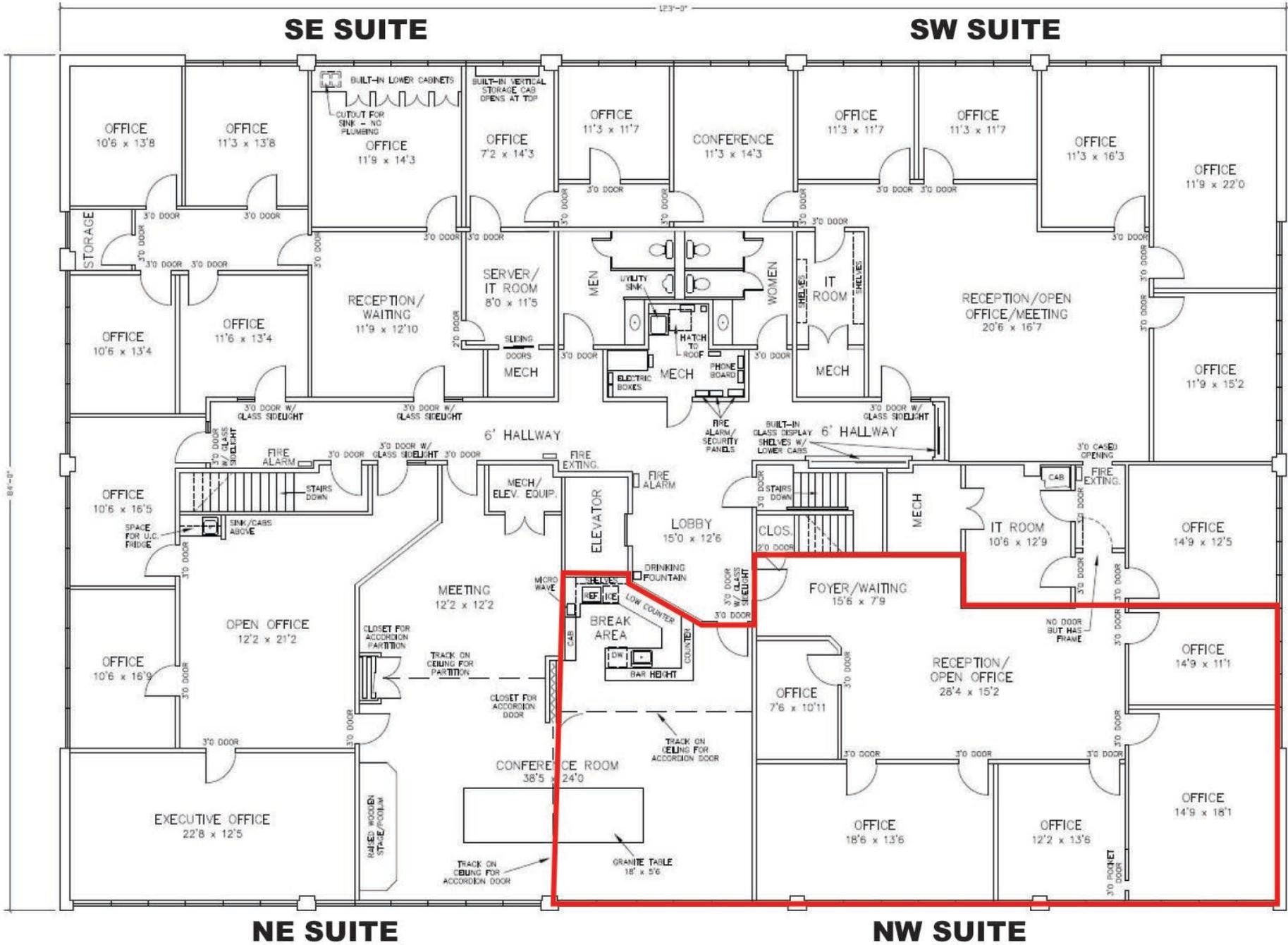
# 6300 N.W. EXPRESSWAY – NW SUITE 200 – 3,366 SF MOL



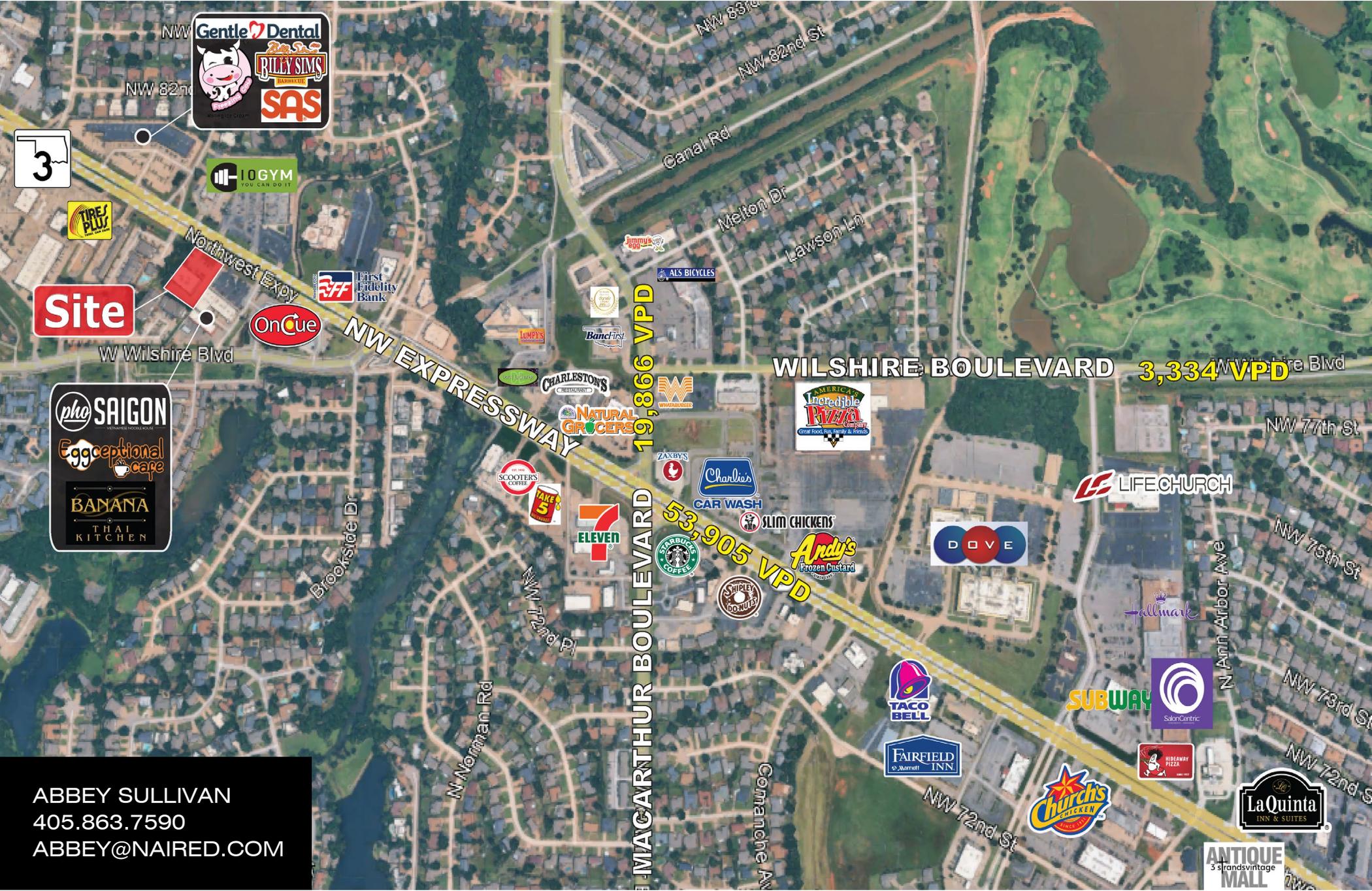
# 6300 N.W. EXPRESSWAY – 1<sup>ST</sup> FLOOR



# 6300 N.W. EXPRESSWAY – 2<sup>ND</sup> FLOOR



# 6300 NW EXPRESSWAY AERIAL



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