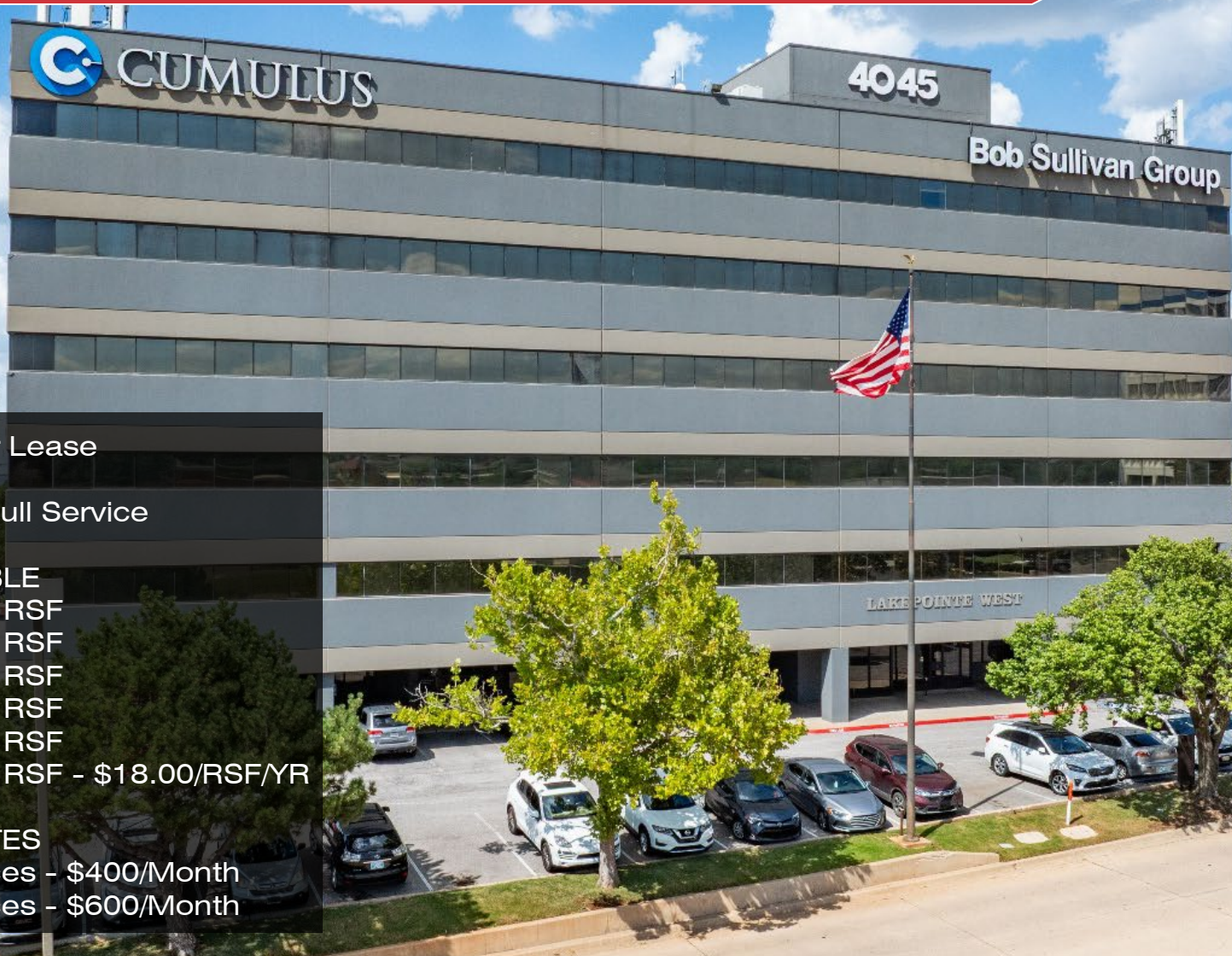


LAKEPOINTE WEST
4045 NW 64TH STREET
OKLAHOMA CITY, OK 73116



Office Space For Lease

\$17.00/RSF/YR Full Service

SUITES AVAILABLE

Suite 250: 3,858 RSF

Suite 275: 1,064 RSF

Suite 300: 2,633 RSF

Suite 360: 3,147 RSF

Suite 430: 3,345 RSF

Suite 610: 5,467 RSF - \$18.00/RSF/YR

EXECUTIVE SUITES

(7) 12' x 12' Offices - \$400/Month

(2) 18' x 12' Offices - \$600/Month

NAIRED COMMERCIAL
REAL ESTATE

405.840.0600 | NAIRED.COM

AMANDA SULLIVAN
405.323.6423
AMANDA@NAIRED.COM



PROPERTY OVERVIEW

TOTAL SF 85,246 RSF +/-

YEAR BUILT 1982

ZONING C-3

- Secure 24 Hour Access
- Pleasingly Landscaped
- Building Management On-Site
- \$1/SF Moving Allowance with a 3-5 Year Lease Term
- Easy Entry & Exit with a Signaled Intersection & a Deceleration Lane
- Easy Access to Lake Hefner Parkway, I-44 & I-235
- Located Off N.W. Expressway

EXECUTIVE SUITES AVAILABLE

- New Office Space, Including a Small Conference Room, Break Area & Collaboration Space
- (7) 12' x 12' Offices Available for \$400/Month Full Service
- (2) 18' x 12' Offices Available for \$600/Month Full Service

DEMOGRAPHICS



POPULATION

1 MILE: 9,473
3 MILES: 86,672
5 MILES: 253,526



AVERAGE HOUSEHOLD INCOME

1 MILE: \$73,515
3 MILES: \$74,981
5 MILES: \$74,905



TOTAL HOUSEHOLDS

1 MILE: 4,291
3 MILES: 37,964
5 MILES: 110,314

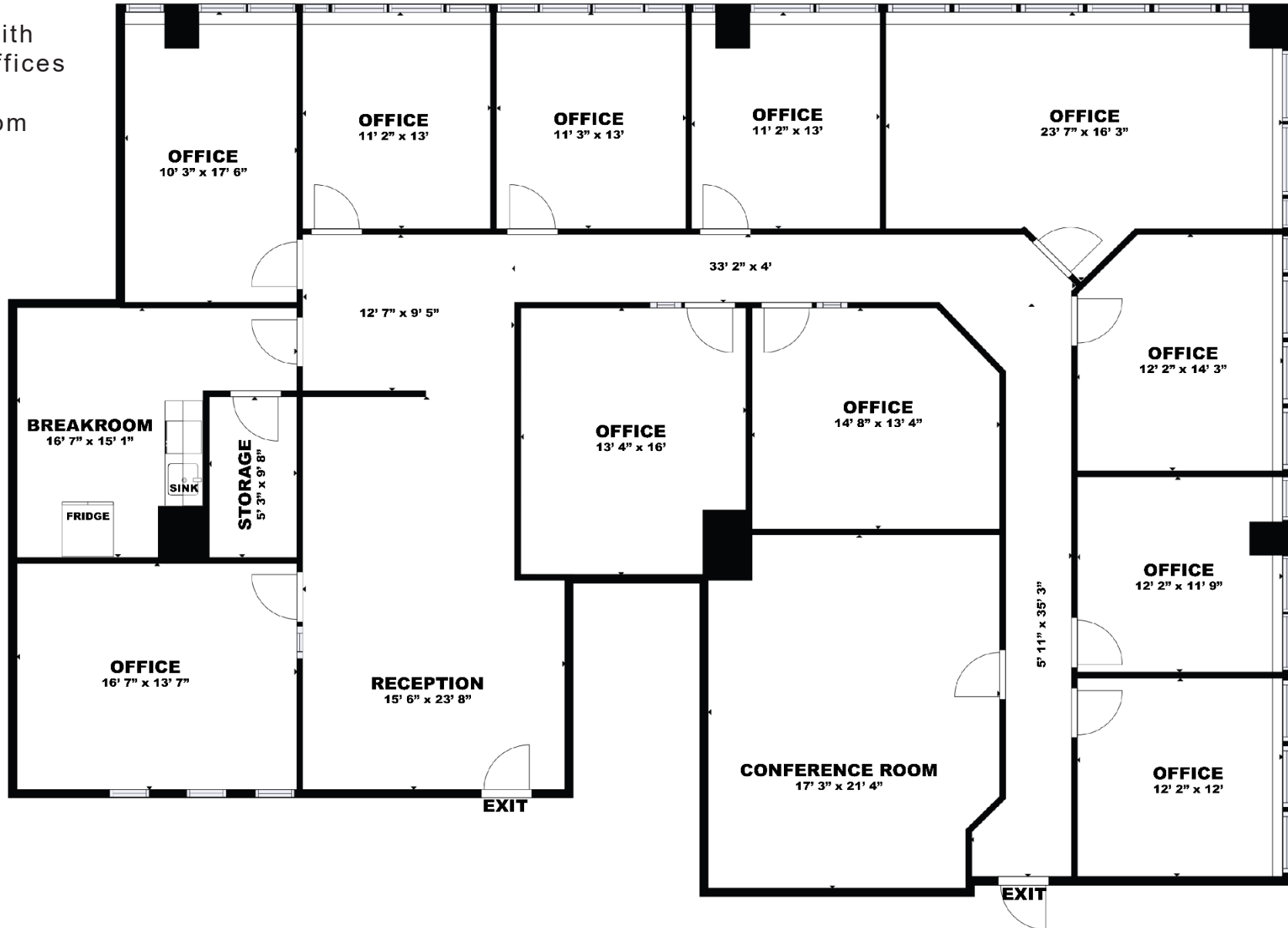


On NW Expressway
0.5 MILE FROM LAKE HEFNER PARKWAY (US-74)
2.5 MILES FROM I-44

LAKEPOINTE WEST - SUITE 250

SUITE HIGHLIGHTS

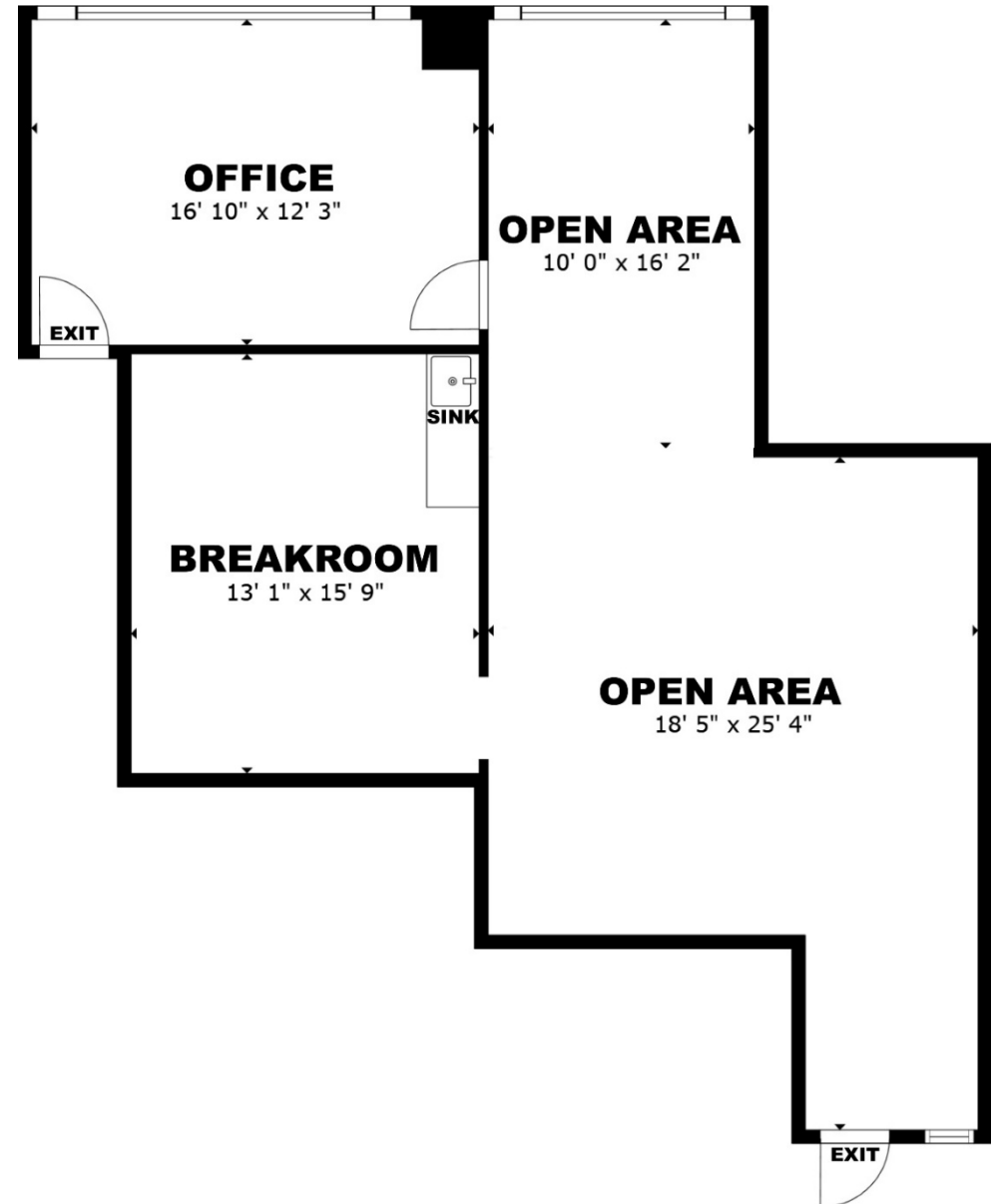
- 3,858 RSF
- Build-Out Office with Several Private Offices
- Reception Area
- Kitchen / Breakroom



LAKEPOINTE WEST - SUITE 275

SUITE HIGHLIGHTS

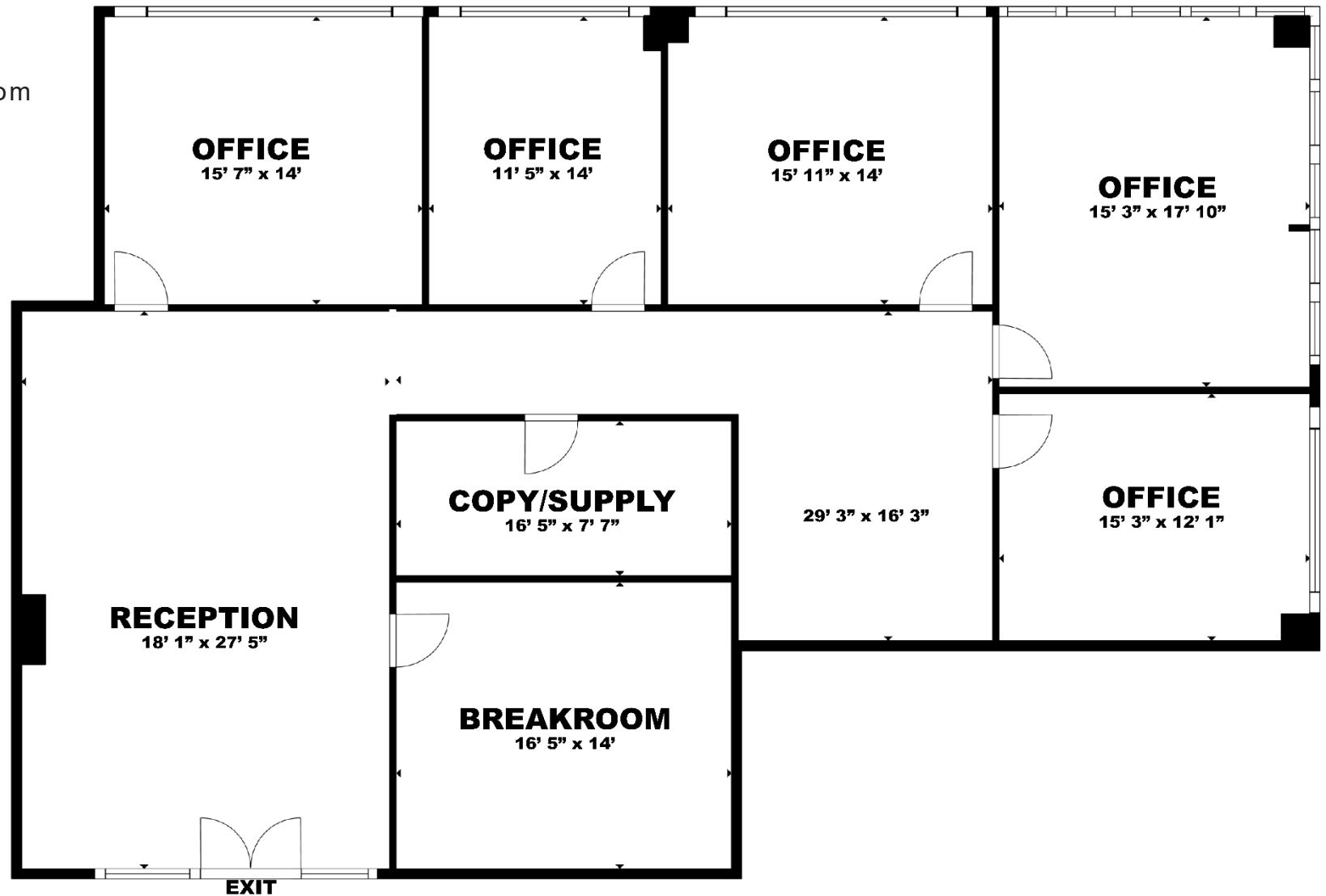
- 1,064 RSF
- Open Areas
- Breakroom
- Large Office



LAKEPOINTE WEST - SUITE 300

SUITE HIGHLIGHTS

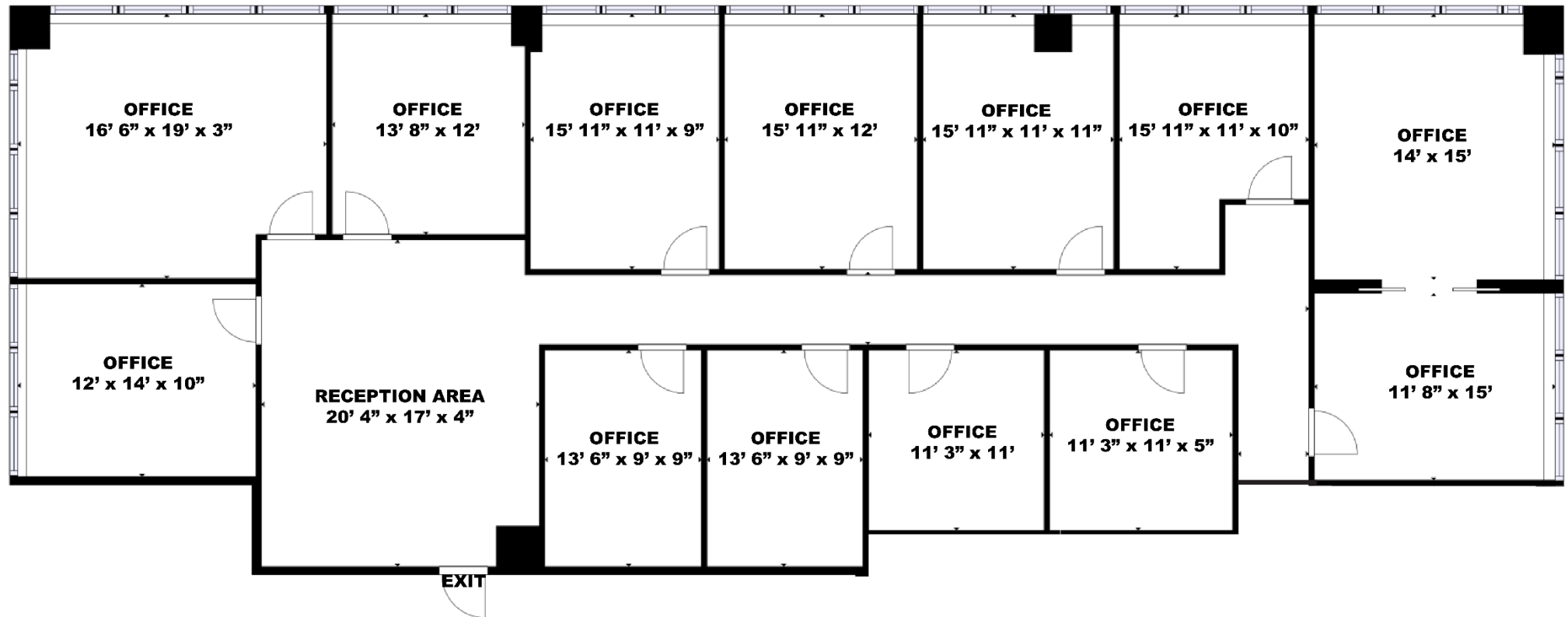
- 2,633 RSF
- Reception Area
- 5 Offices
- Copy / Supply Room



LAKEPOINTE WEST - SUITE 360

SUITE HIGHLIGHTS

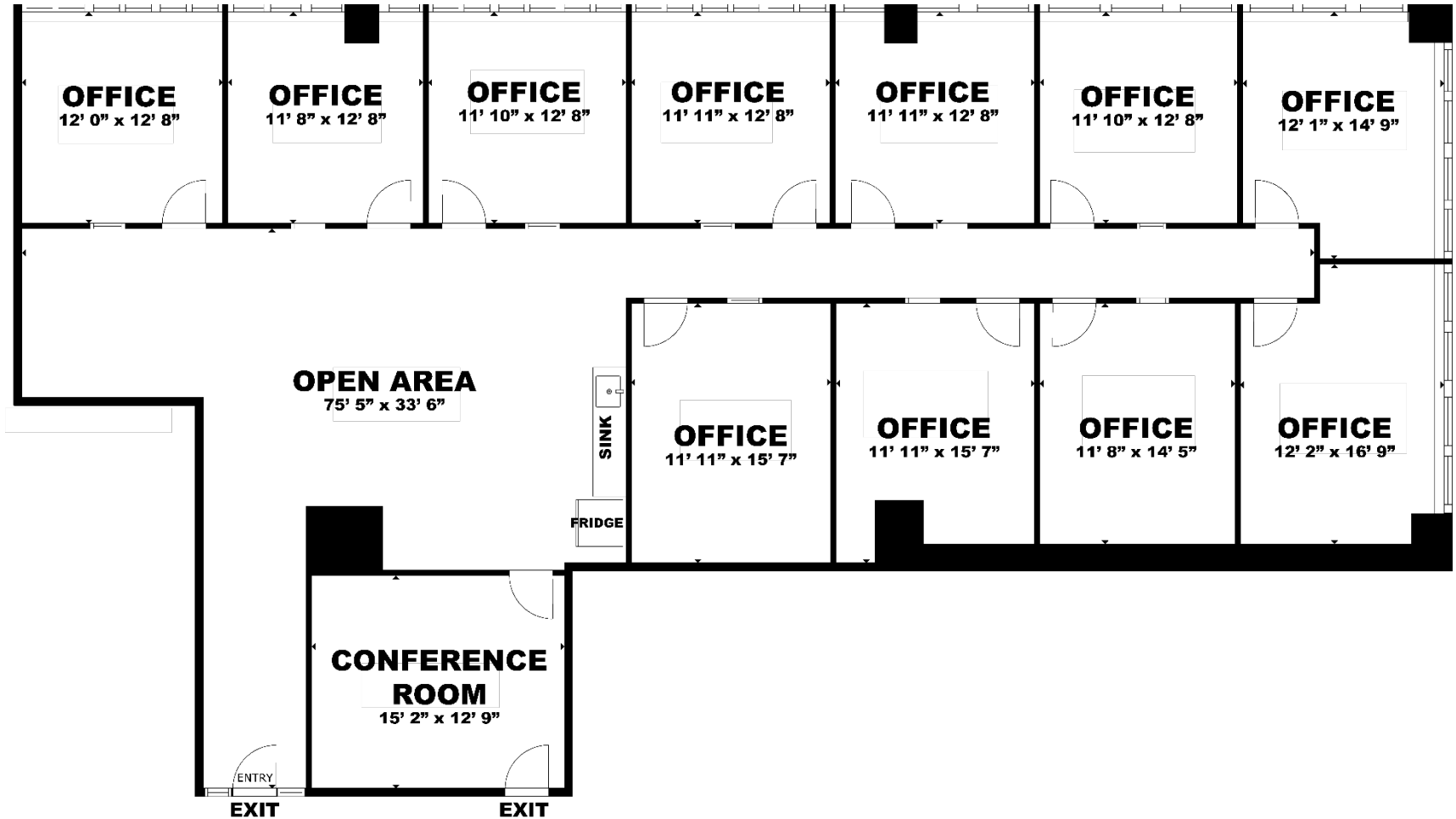
- 3,147 RSF
- 13 Offices



LAKEPOINTE WEST - SUITE 430

SUITE HIGHLIGHTS

- 3,345 RSF
- 11 Offices
- Conference Room



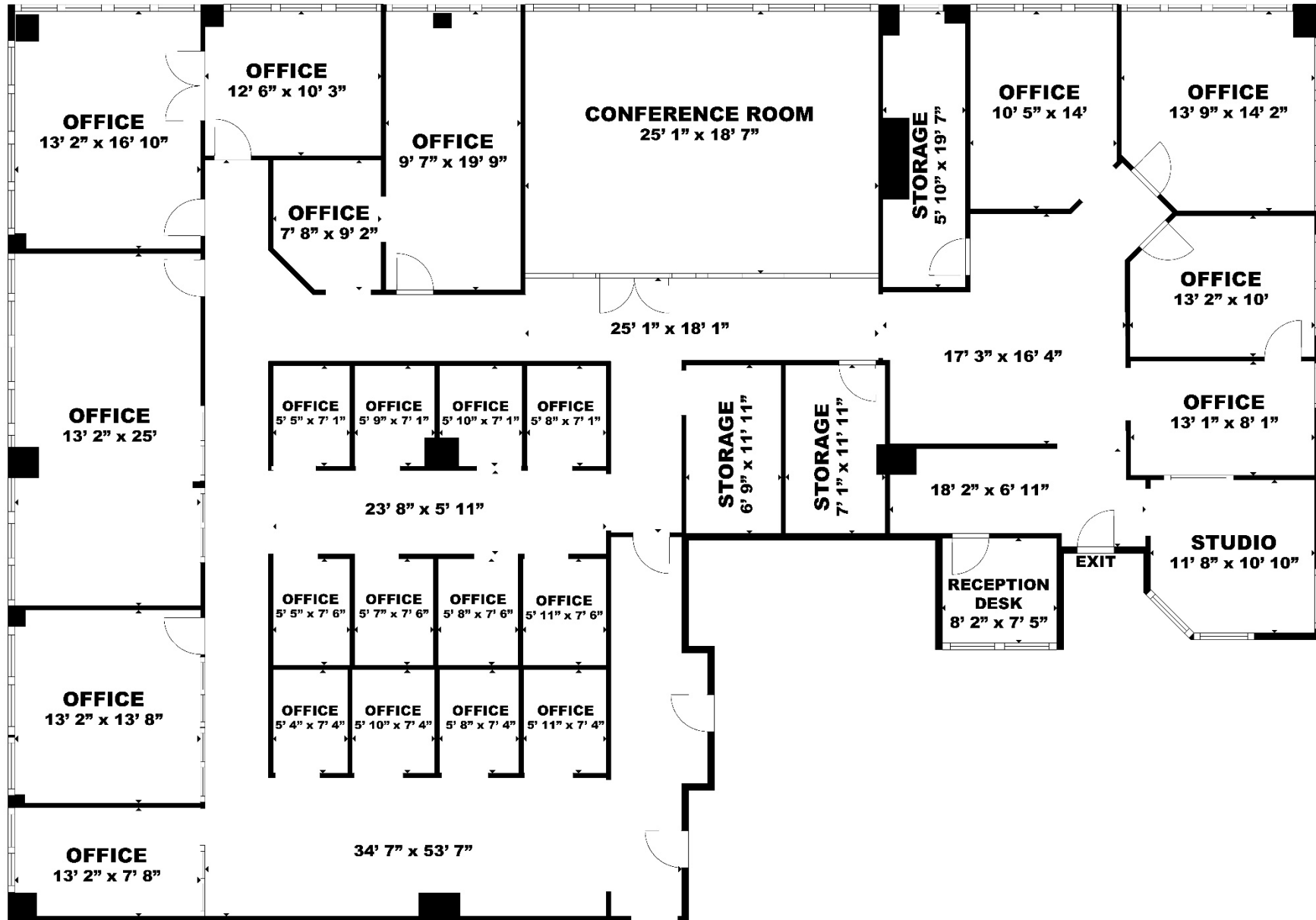
LAKEPOINTE WEST - SUITE 610

SUITE HIGHLIGHTS

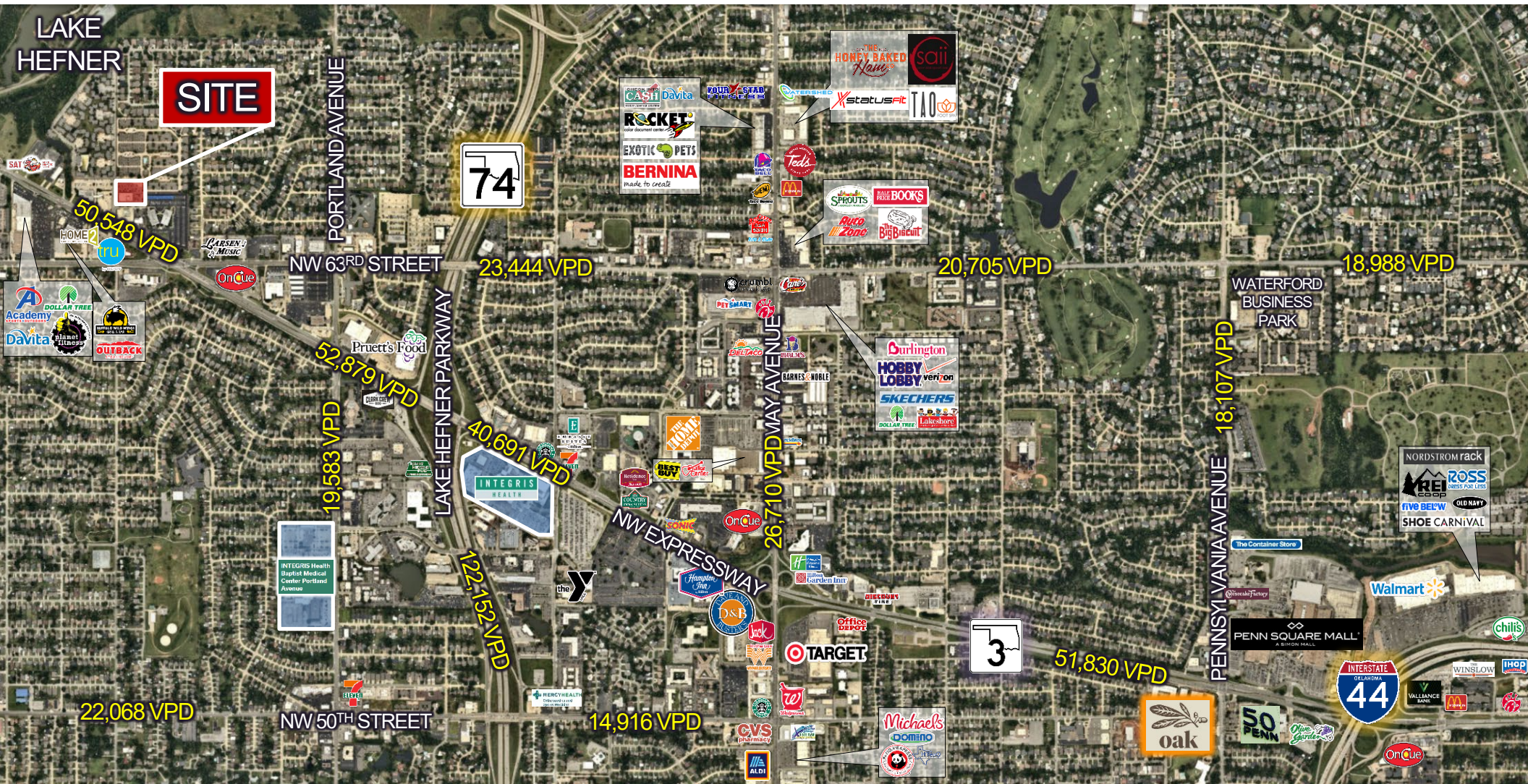
• 5,467 RSF



SCAN FOR LPW 610



LAKEPOINTE WEST AERIAL



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