

OFFICE SPACE
1,150 SF OFFICE

FOR LEASE



7015 W Hefner Road, Building C - Suite B, Oklahoma City, Oklahoma 73162



7501 Broadway Extension
Oklahoma City, OK 73116

Presented By:

George W. Huffman

CEO | Managing Broker

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george@iwpok.com

PROPERTY OVERVIEW

Immediate occupancy available in this move-in-ready office! Its location offers a great opportunity to join other successful business nestled within the sought after Warwick Crossing Office Park at Rockwell & Hefner. The space has its own separate entrance for 24/7 access and complete separate HVAC controls. Well suited for general office for any purpose, such as brokerage house, real estate sub office, light medical/behavioral health or let the imagination go wild! The property offers ample free parking, ADA bathroom, breakroom/kitchen, and 3 private offices, one office with a private bathroom and shower – see the floorplan.

Again, strategically located in Warwick Crossing Office Park, with convenient access to the Kilpatrick Turnpike, Northwest Expressway and Lake Hefner Parkway. The building offers excellent visibility and accessibility in a growing commercial corridor.

Contact us on the fly for an easy showing!

Call: George Huffman @ 405-409-4400 | george@iwpok.com

OFFERING SUMMARY

\$17.00 SF / YEAR

AVAILABLE SF	1,150
BASE RENT	\$1,629.00
OPEX RATE	\$7.93 = \$760.00
BASE RENT + OPEX	\$2,389.00
LEASE TYPE	NNN
TYPICAL TERM	3-5 Years
CO-BROKERAGE	3% Primary Term



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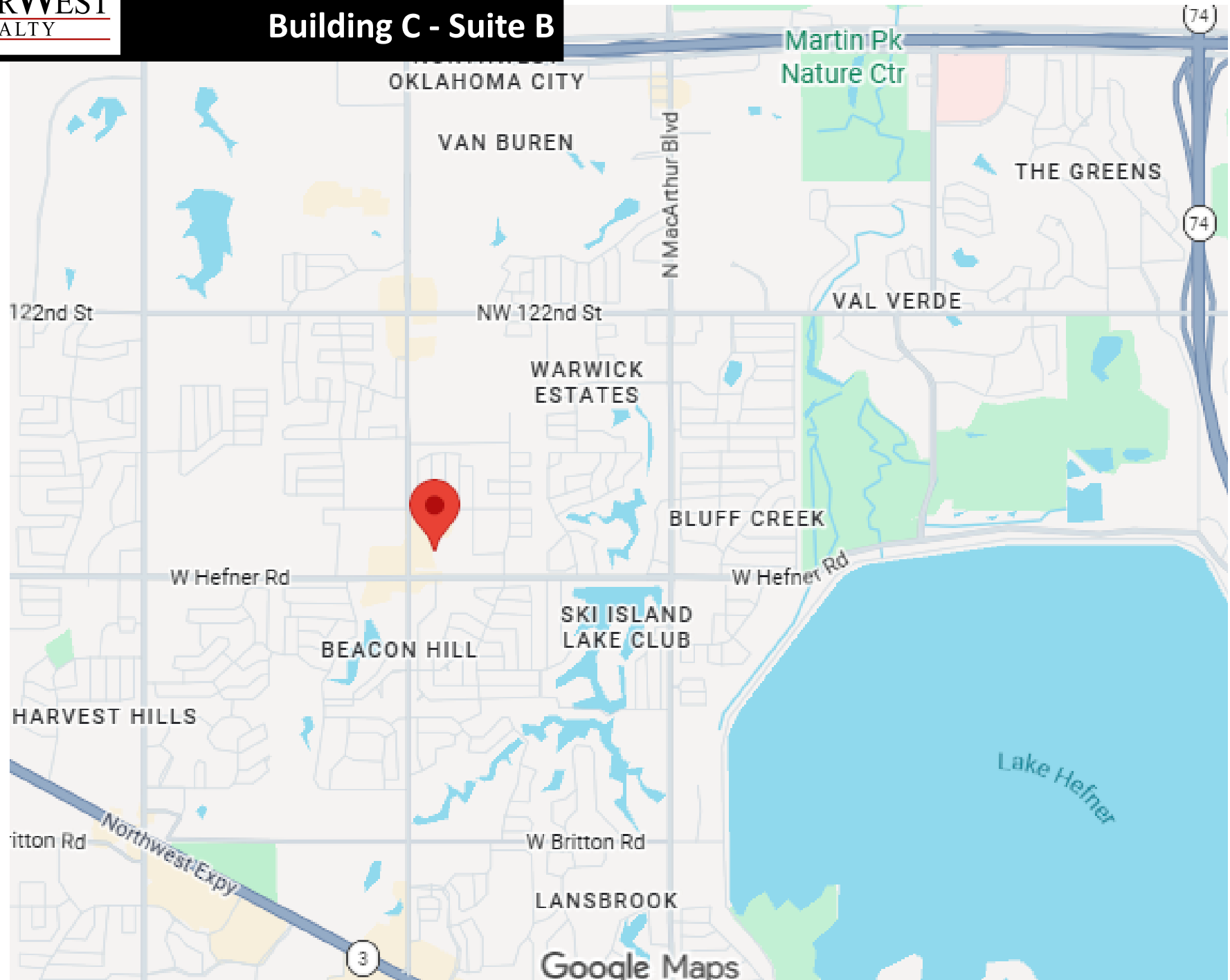


SPACES	LEASE RATE	SPACE SIZE
Building C Suite B	\$17.00 SF/yr (NNN)	1,150 SF

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1,150 SF





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Featured Highlights:

- A spacious reception and entry area
- 3 private offices
- Kitchen/breakroom
- ADA unisex restrooms

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