

BETHANY BUSINESS PARK

1,320 SF OFFICE

FOR LEASE

4107 N Council Road, Bethany, Oklahoma 73008



**INTERWEST
REALTY**

7501 Broadway Extension
Oklahoma City, OK 73116
405.752.2525

Presented By:

George W. Huffman

CEO | Managing Broker

O: 405-752-2525

M: 405.409.4400

george@iwpok.com

4107 N Council Road, Bethany, Oklahoma 73008



EXECUTIVE SUMMARY

Rare Leasing Opportunity at Bethany Business Park – Available Immediately

Take advantage of a rare opportunity to establish your business in **Bethany Business Park**, one of Northwest Oklahoma City's premier Class A office developments. With the park reaching **100% occupancy in 2024** shortly after its new construction completion in late 2023, these upcoming vacancies offer one of the few opportunities to lease space in this highly sought-after professional business community within the Bethany City Limits. Designed with today's professional office user in mind, Bethany Business Park features contemporary architecture, high-end Class A finishes, abundant natural light, attractive landscaping, and efficient floor plans that create a professional and welcoming work environment. Ample on-site parking provides convenience for both employees and clients.

Ideally located on Council Road just south of Historic Route 66 (NW 39th Expressway), the property offers excellent accessibility to Northwest Oklahoma, Yukon, & Mustang. Join one of Northwest Oklahoma City's most successful professional office developments—where quality, convenience, and a prestigious business environment come together.

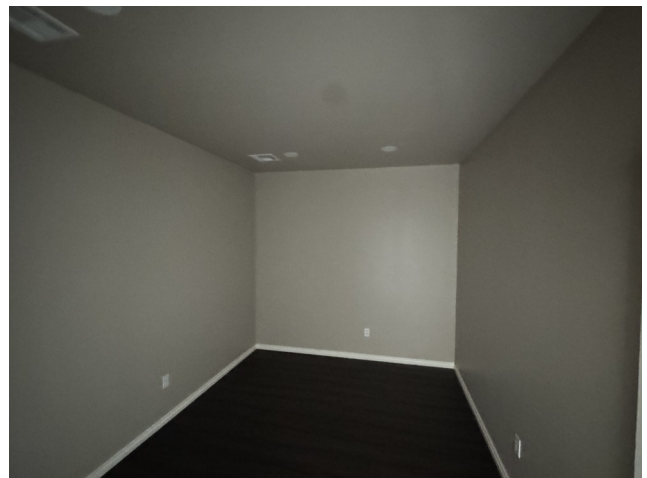
Call today for a tour!

The office @ 405-752-2525 or direct to George Huffman @ 405-409-4400 | george@iwpok.com



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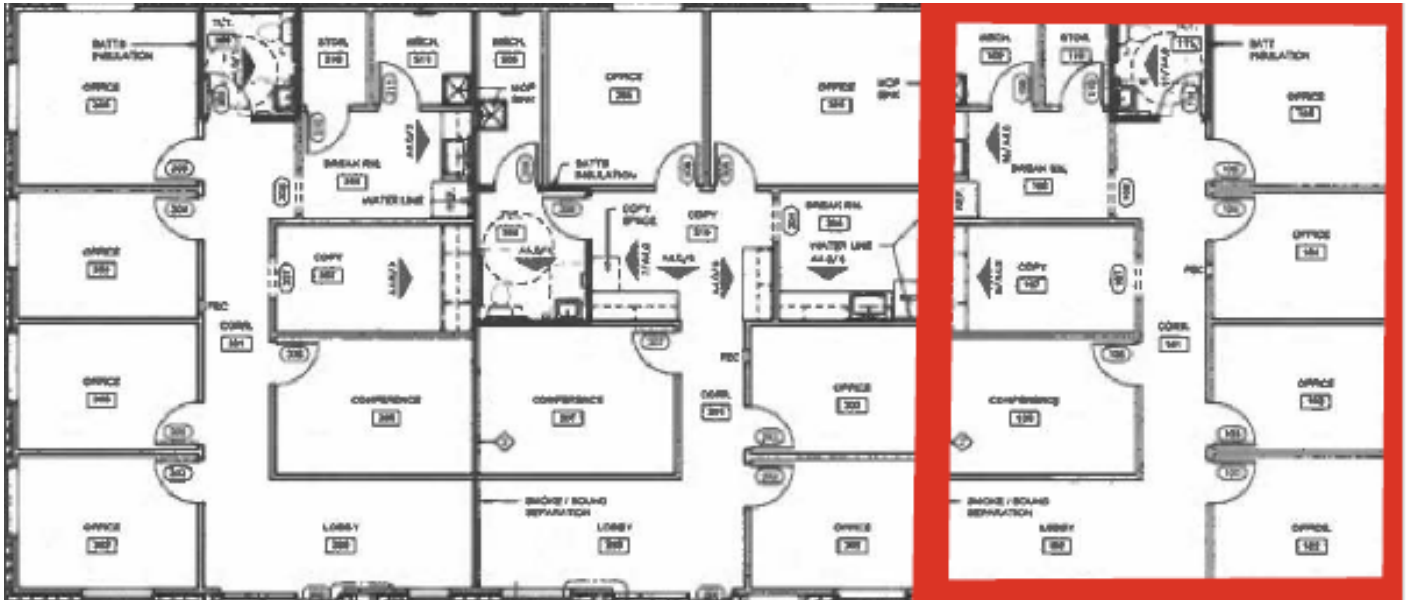


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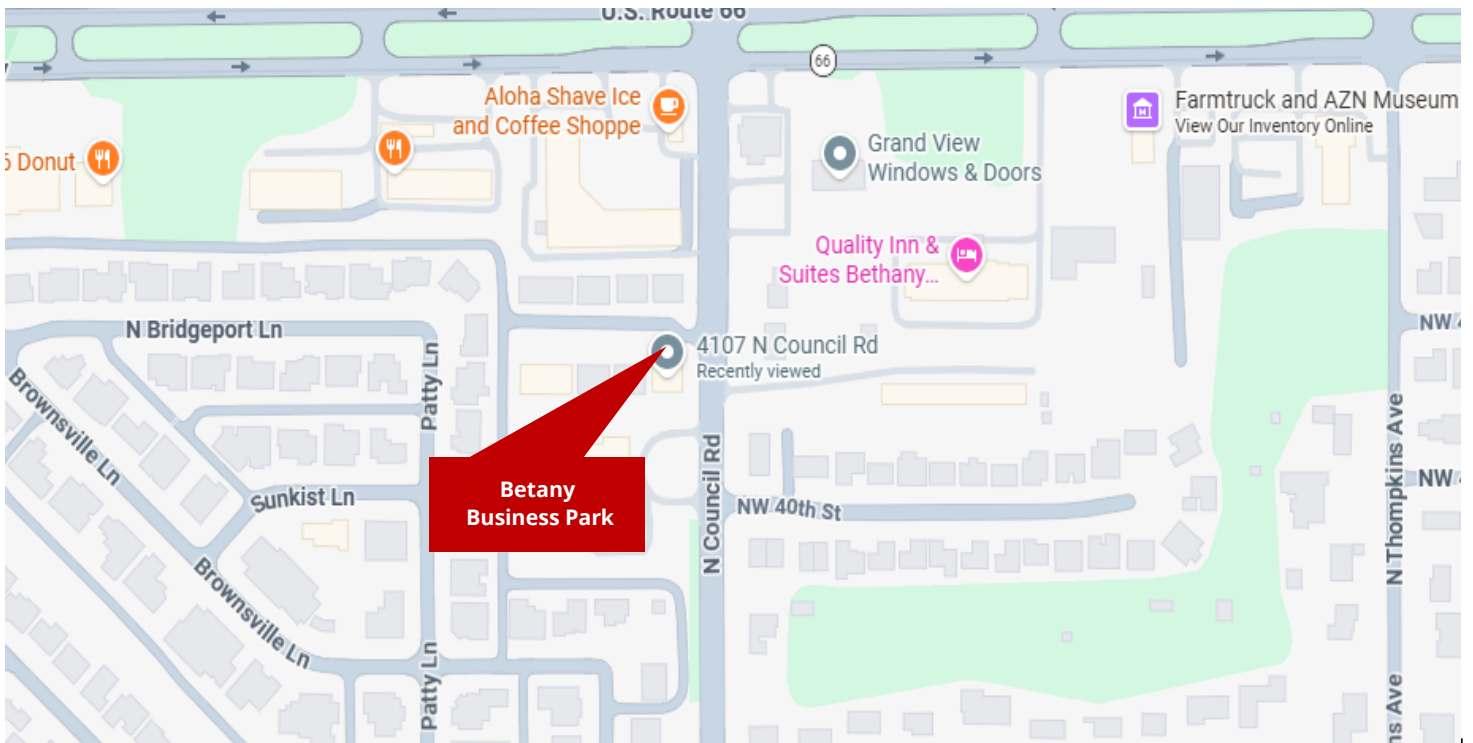


Suite A1 - 1,320 SF



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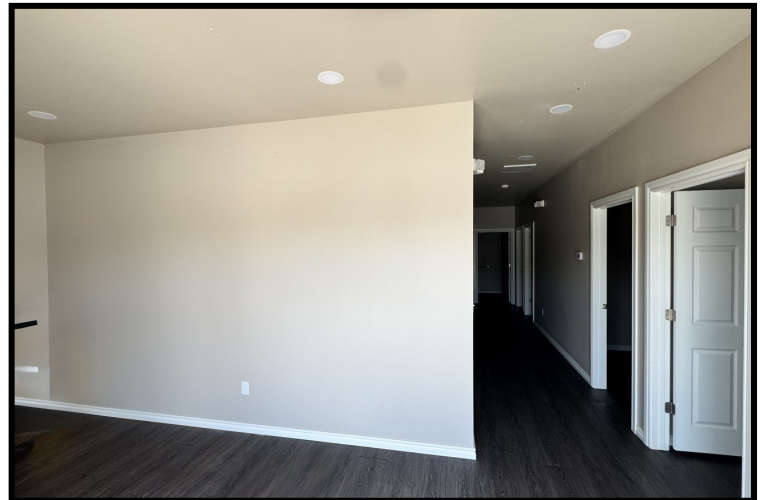


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PROPERTY HIGHLIGHTS:

- **Suite A1:** 1,320 SF - Available Immediately
- **Suite B1 & B2:** 2,418 SF - Available October 2026
- Class A professional office space
- Completed in late 2023
- Highly desirable business park
- Modern architecture and premium interior finish
- Abundant natural light throughout
- Professionally landscaped campus
- Efficient, thoughtfully designed floor plans
- Ample parking for employees and visitors
- 24-hour building access
- Central heating and air conditioning



Excellent visibility and convenient access from Council Road Minutes from NW 39th Expressway (Historic Route 66), I-44, and the Kilpatrick Turnpike

Contact for More Information or Showings:

InterWest Office (405) 752-2525 or direct to

George W. Huffman, Managing Broker
(405) 409-4400 | george@iwpok.com

OFFERING SUMMARY

\$16.00 SF / YEAR

AVAILABLE SF	1,320
OPEX RATE	\$4.86 SF
LEASE TYPE	NNN
TYPICAL TERM	3-5 Years
CO-BROKERAGE	3% Primary Term

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