

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$13.00 - 15.50 SF/yr (Gross)
Building Size:	101,000 SF
Available SF:	815 - 12,888 SF
Lot Size:	3.71 Acres
Renovated:	2010

PROPERTY OVERVIEW

This multi-tenant office tower located in Northwest Oklahoma City features stunning views, modern architecture, and various amenities, this space is the perfect place for your business to thrive.

This building features a state-of-the-art conference center, equipped with a kitchenette, abundant seating and a plug and play set up, the conference center offers a professional and inviting space to host events.

In addition, our building also includes a top-of-the-line fitness center, complete with cardio equipment, free weights, and more. You'll never have to sacrifice your fitness routine with this convenient on-site amenity.

Other features of our building include ample parking, 24/7 security, and a knowledgeable on-site management team dedicated to ensuring your business runs smoothly.

With easy access to major highways and public transportation, our location is ideal for businesses of all types. Don't miss out on this opportunity to lease a space in one of Oklahoma City's most sought-after office towers. Contact us today to schedule a tour!

TYLER HUXLEY405.973.8435
tyler@creekcre.com**GARRETT MCGINNIS**405.919.9297
garrett@creekcre.com

LEASE SPACES

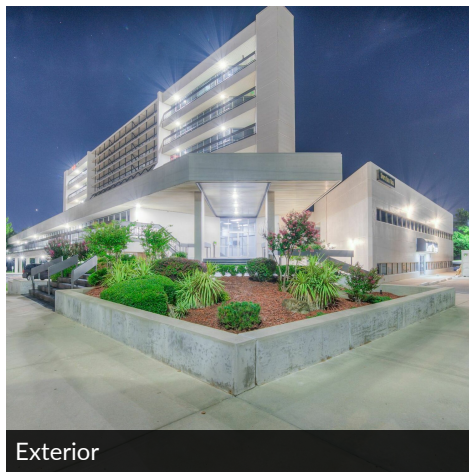
AVAILABLE SPACES

SUITE	TENANT	SIZE (RSF)	LEASE TYPE	LEASE RATE
102	Available	3,233 SF	Gross	\$15.50 SF/yr
103	Available	1,148 SF	Gross	\$15.50 SF/yr
105	Available	815 SF	Gross	\$15.50 SF/yr
109	Available	1,250 SF	Gross	\$15.50 SF/yr
295	Available	1,442 SF	Gross	\$15.50 SF/yr
325	Available	2,325 SF	Gross	\$15.50 SF/yr
540	Available	1,194 SF	Gross	\$15.50 SF/yr
550	Available	1,455 SF	Gross	\$15.50 SF/yr
570	Available	2,907 SF	Gross	\$15.50 SF/yr
600	Available	6,000 - 12,888 SF	Gross	\$13.00 SF/yr
A200	Available	2,000 - 4,316 SF	Gross	\$15.50 SF/yr
G160	Available	1,432 SF	Gross	\$15.50 SF/yr

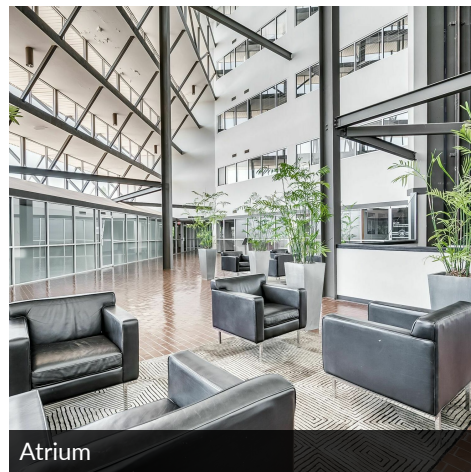
ADDITIONAL PHOTOS



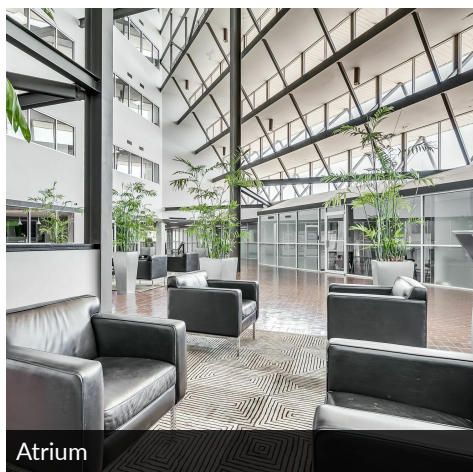
Exterior



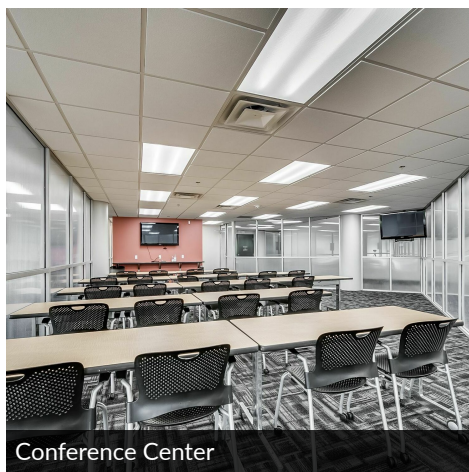
Exterior



Atrium



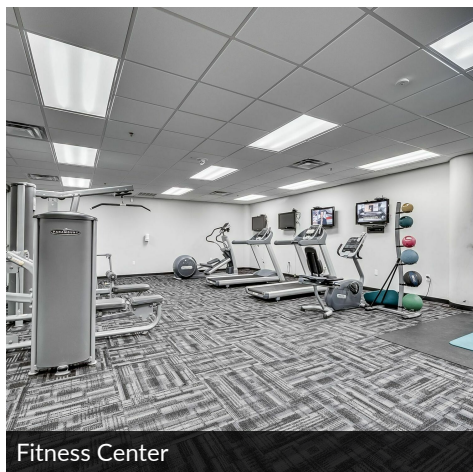
Atrium



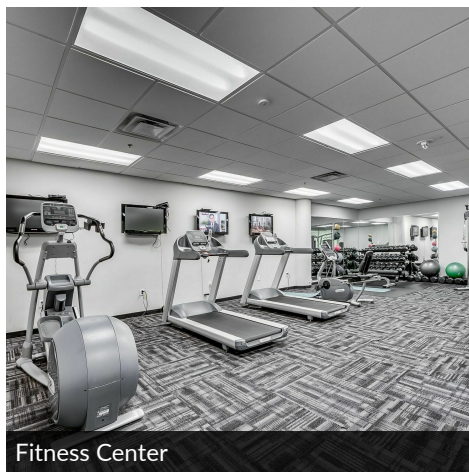
Conference Center



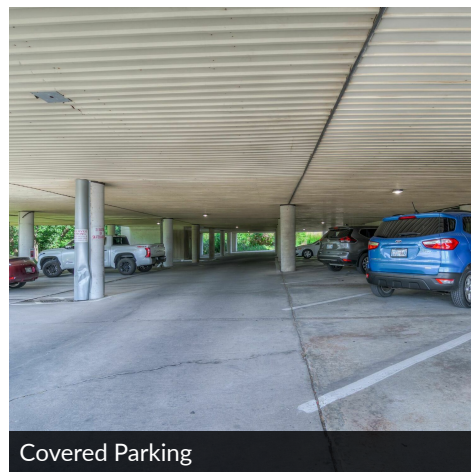
Conference Center



Fitness Center



Fitness Center



Covered Parking

TYLER HUXLEY
405.973.8435
tyler@creekcre.com

GARRETT MCGINNIS
405.919.9297
garrett@creekcre.com

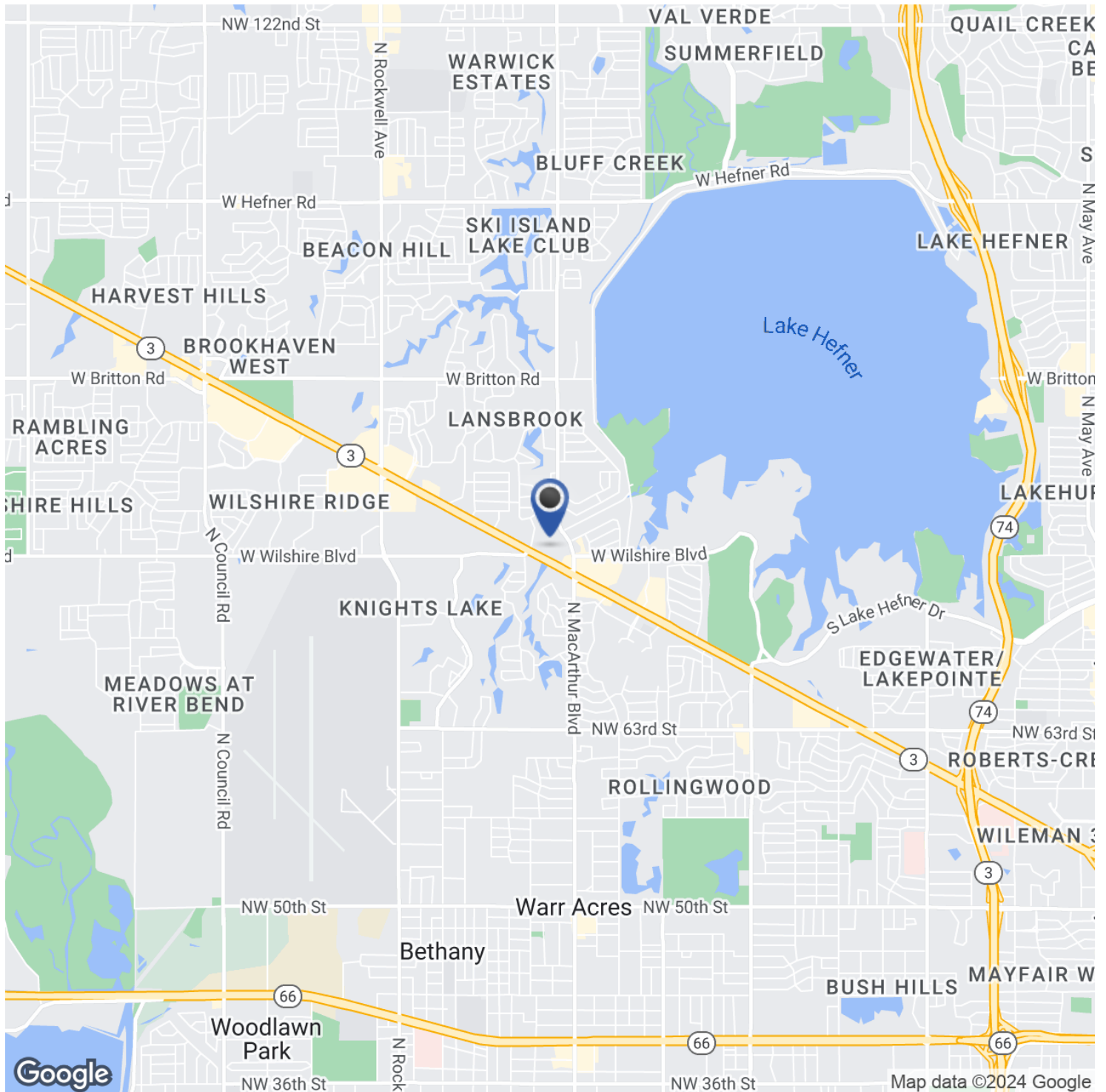
5909NW

5909 NW EXPRESSWAY ST. | OKLAHOMA CITY, OK 73132



CREEK | CRE

LOCATION MAP



TYLER HUXLEY

405.973.8435

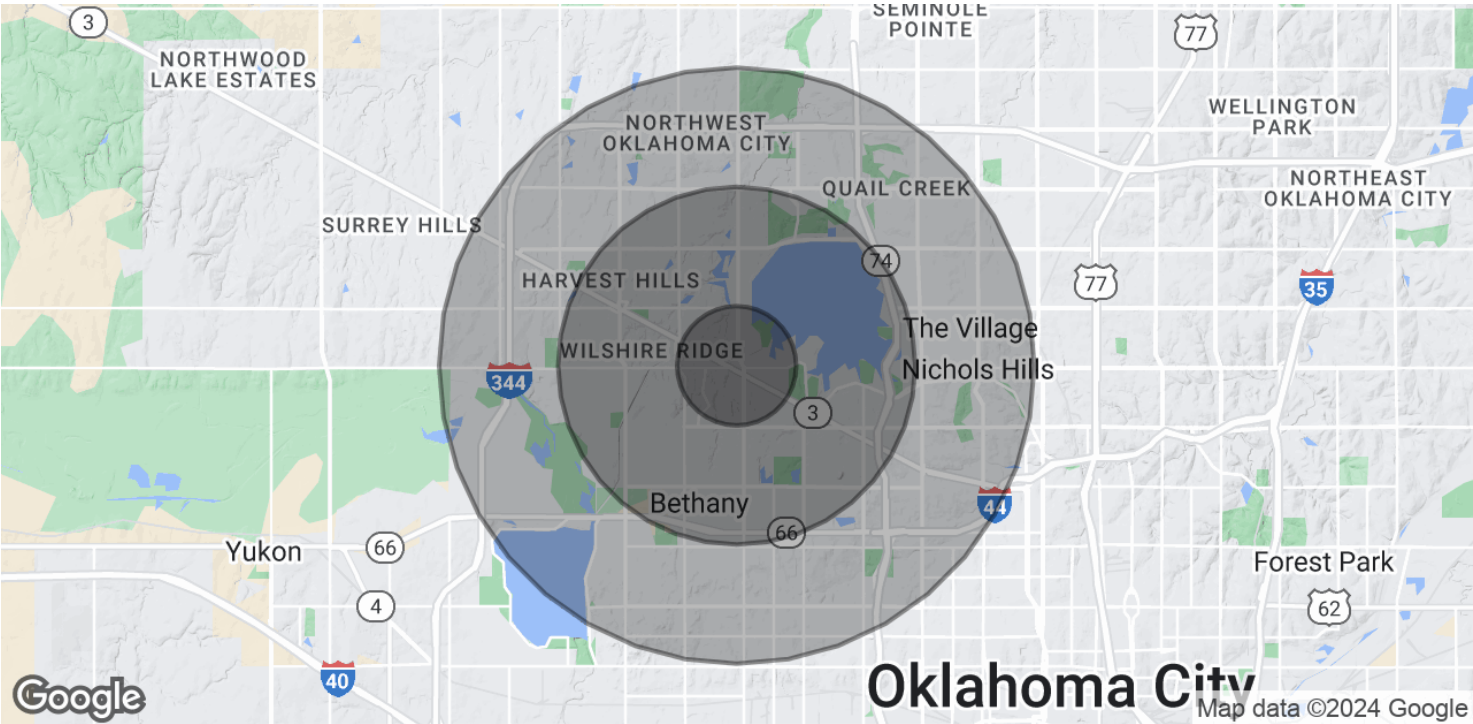
tyler@creekcre.com

GARRETT MCGINNIS

405.919.9297

garrett@creekcre.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,754	75,585	206,616
Average Age	32.8	38.9	37.2
Average Age (Male)	32.2	37.2	36.2
Average Age (Female)	31.3	39.6	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,647	34,270	95,664
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$54,900	\$66,245	\$72,592
Average House Value	\$122,166	\$147,793	\$176,918

2020 American Community Survey (ACS)

TYLER HUXLEY
405.973.8435
tyler@creekcre.com

GARRETT MCGINNIS
405.919.9297
garrett@creekcre.com

RETAILER MAP



TYLER HUXLEY
405.973.8435
tyler@creekcre.com

GARRETT MCGINNIS
405.919.9297
garrett@creekcre.com