

FOR SALE OR LEASE
7250 NW EXPRESSWAY, OKLAHOMA CITY, OK 73112



HORIZON
COMMERCIAL REAL ESTATE

Nicole Mayes
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Highlights

- **TREMENDOUS UPSIDE POTENTIAL FOR VALUE-ADD BUYERS**
- **LOCATED AT THE FRONT OF A BUSY SHOPPING CENTER AT THE CORNER OF ROCKWELL AND NW EXPRESSWAY**
- **QUICK ACCESS TO THE KILPATRICK TURNPIKE**
- **OFFICE SPACES AVAILABLE WITH LARGE, OPEN AREAS.**
- **IDEAL FOR CALL CENTERS, TRAINING CENTERS AND SALES ORGANIZATIONS**
- **AMPLE PARKING**
- **LARGE BANK VAULT ON FIRST FLOOR**
- **FIRST FLOOR COULD CONTINUE AS EVENT CENTER OR BE RENOVATED FOR ADDITIONAL OFFICE TENANTS**

Sale Price	\$2,100,000
Lease Rate	\$15.00/SF
Lease Type	Full Service Gross
Total SF	28,032
SF For Lease	17,331
Common Area SF	3,539
Office Year Built	1982
Lot Size (AC)	1.70
Number of Stories	02
Parking Ratio	2.14/1000
Current Ad Valorem	Non-Profit
Building Class	C

FIRST FLOOR AVAILABLE SPACES

SUITE	RSF	MONTHLY RENT	PPSF
2	9,079	\$11,348.75	\$15.00

SECOND FLOOR AVAILABLE SPACES

SUITE	RSF	MONTHLY RENT	PPSF
265	2,183	\$2,728.75	\$15.00
270	3,810	\$4,762.50	\$15.00
290	2,259	\$2,823.75	\$15.00







First Commercial Bank

7250 NW Expressway

NW Expressway

NW Expressway

N Rockwell Ave

NW Expressway



Brixton Square Shopping Center



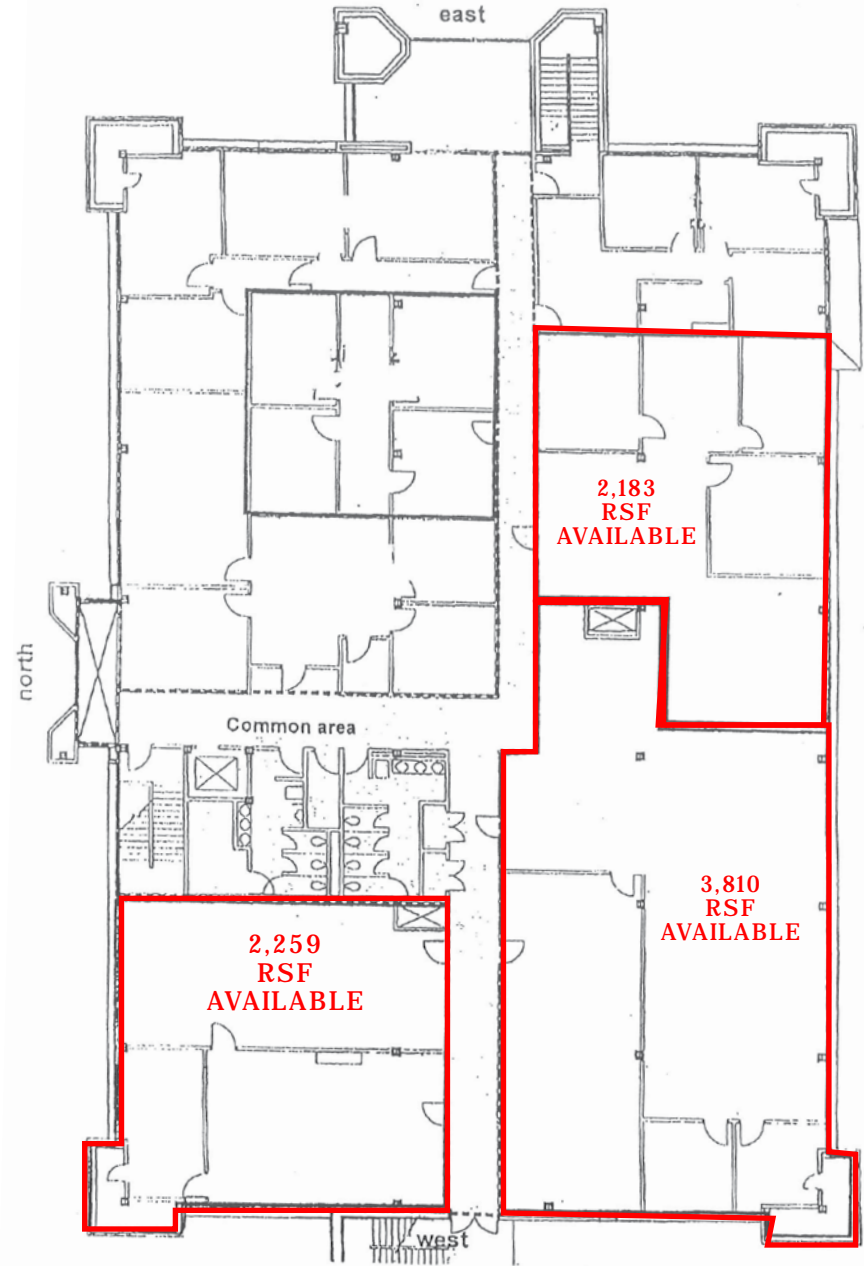
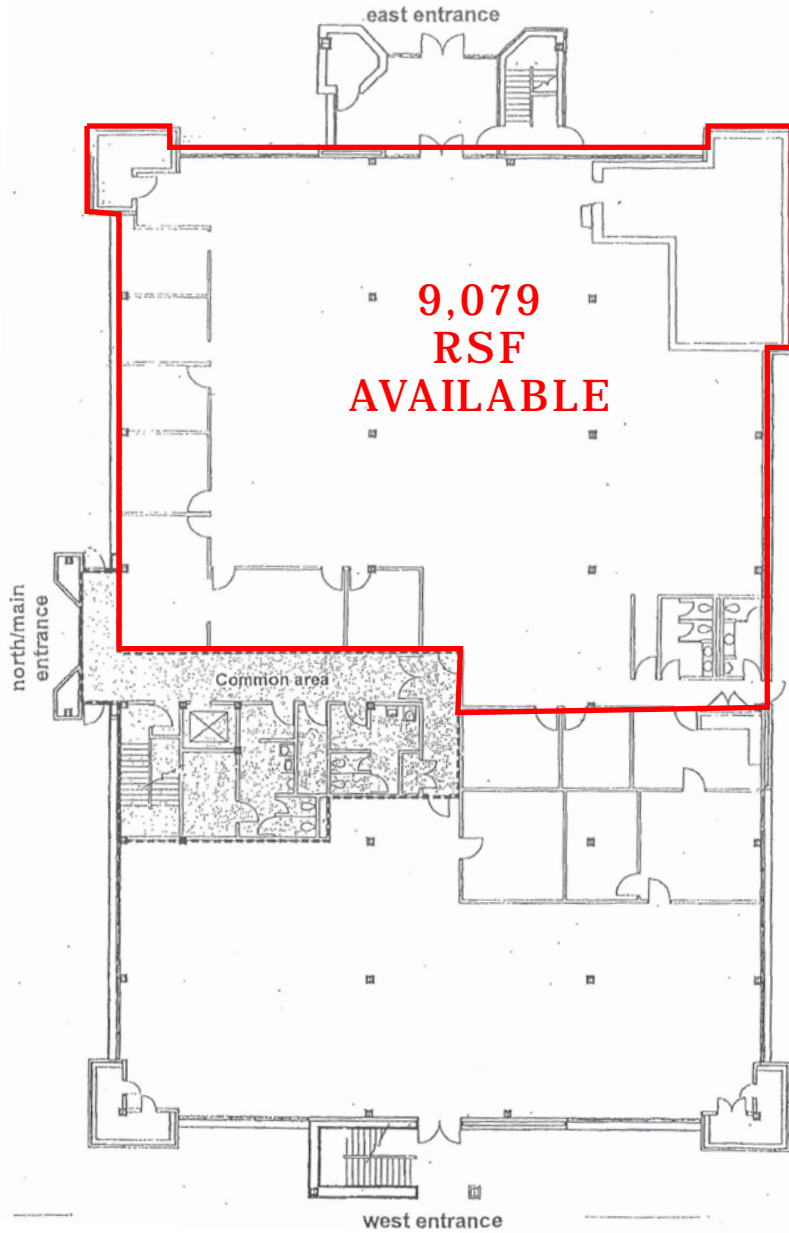
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First Floor



DEMOGRAPHIC SUMMARY

7250 NW Expressway, Oklahoma City, Oklahoma, 73132

Ring of 3 miles

KEY FACTS

77,796

Population

38.8

Median Age



32,161

Households

\$58,722

Median Disposable Income

EDUCATION

6%

No High School Diploma



24%

High School Graduate



32%

Some College



38%

Bachelor's/Grad/Prof Degree

INCOME



\$71,504

Median Household Income



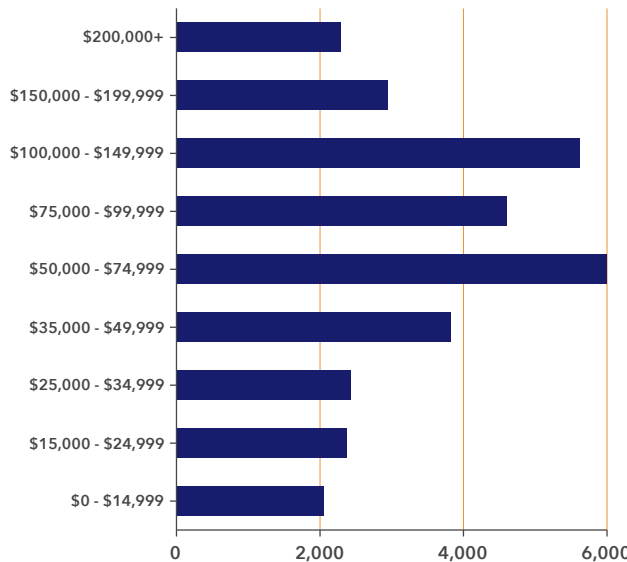
\$40,267

Per Capita Income

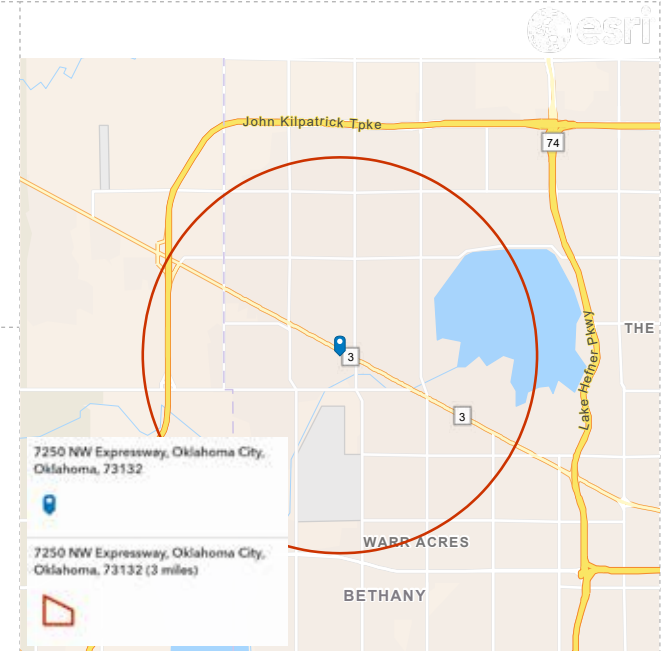


\$154,212

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



73%

White Collar



17%

Blue Collar



10%

Services

2.1%

Unemployment Rate