

# WESTGATE PARK

AN OFFICE LEASE  
OPPORTUNITY

10433 W RENO AVE  
OKLAHOMA CITY, OK 73127

WESTGATEPARKOKC.COM



## Summary

Available SF: 1,500 - 34,136 SF  
Lease Date: \$18.50 SF/yr  
Year Built: 2016  
Building Size: 200,000  
Zoning: Urban Commercial  
Market: Oklahoma City  
Submarket: Mustang, Yukon  
CAM: \$1.25/SF

## Highlights

- New Modern Construction
- Ample Parking
- Proximity to Retail
- Planned Development
- Signage Opportunities
- Expansion Opportunities

## Property Overview

The Westgate One office building is the only Class A space in Canadian County, and is the flagship building for the developing, mixed-use Westgate Park. NTT Data occupies floors 3 through 5, leaving the 40,000sf floor plates on floors 1 and 2 ready for build-to-suit tenants.

The lobby welcomes you with a sleek contemporary design equipped with a unique touchscreen directory. Common hallways and bathrooms are completed, providing extra wide corridors, 9' and higher ceilings and beautiful finishing touches. The building is also equipped with the added benefit of a freight elevator.

## Location Overview

Located in the developing Westgate Park on the northeast corner of W Reno Ave and Sara Rd, the Westgate One office building is conveniently located to both Kilpatrick Turnpike and I-40 and is just minutes from downtown OKC. The future expansion of the turnpike will provide a direct route to Will Rogers World Airport as well as an interchange at both SW 15th and SW 29th & Sara Rd.

## Westgate Park Development

Westgate Park development plans for 2020 include the addition of +40,000sf of retail and +60,000sf of additional office. In addition to the development of multi-family units to the east, pad sites are available for a hard corner convenience store, 2-story office building, retail center and full service restaurants/fast food. Tenants in Westgate One will have immediate access to these retail, eateries, and beautiful outdoor spaces, all within minutes of downtown OKC.

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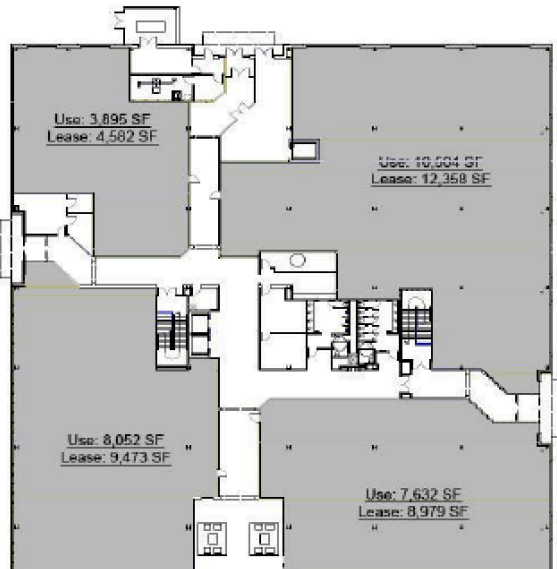
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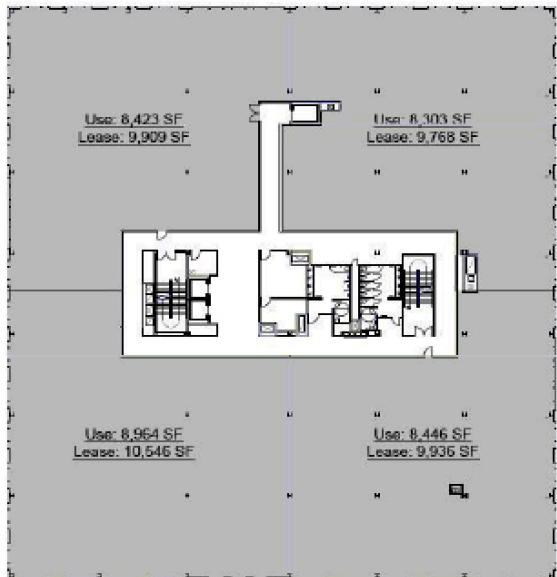
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First Floor



Second Floor



Population	1 Mile	10 Miles	30 Miles
Total Population	2,444	297,449	1,292,865
Media Age	30.8	35.4	34.8
Media Age (Male)	34.4	34.6	33.7
Media Age (Female)	29.7	36.3	35.8
Households & Income	863	116,233	506,346
# of persons per HH	2.8	2.6	2.6
Average HH Income	\$64,812	\$60,283	\$64,586
Average House Value	\$130,151	\$141,624	\$167,904



This space is ready for aggressive build outs and economic space planning.  
Each 40,000 square foot floor place has a 15% load factor for common area.

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