

#### Summary

Available SF: 1,750 - 10,500 SF Lease Date: \$18.00 SF/yr Lease Type: Modified Grass

Building Size: 10,500

Market: Oklahoma City Submarket: Mustang, Yukon

CAM: \$1.25/SF

### Highlights

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

## **Property Overview**

Now pre-leasing office space in the Westgate Park office and retail development. Phase I includes one 10,500SF office building and one 10,500 SF retail building. Located just south of the flagship, Class-A, Westgate One office building and its over 700 daily employees, this property will have a waterfront view and immediate access to beautiful walking trails and seating surrounding the pond.

This is a perfect place for business headquarters or services for the existing employees in Westgate One and the myriad of residential consumers in the area.

#### Location Overview

Located in developing Westgate Park on the northeast corner of W Reno Ave and Sara Rd. in the fastest growing county in the state! Conveniently located to both Kilpatrick Turnpike and I-40 and just minutes from downtown. Future expansion of the turnpike will provide a direct route to Will Rogers World Airport.

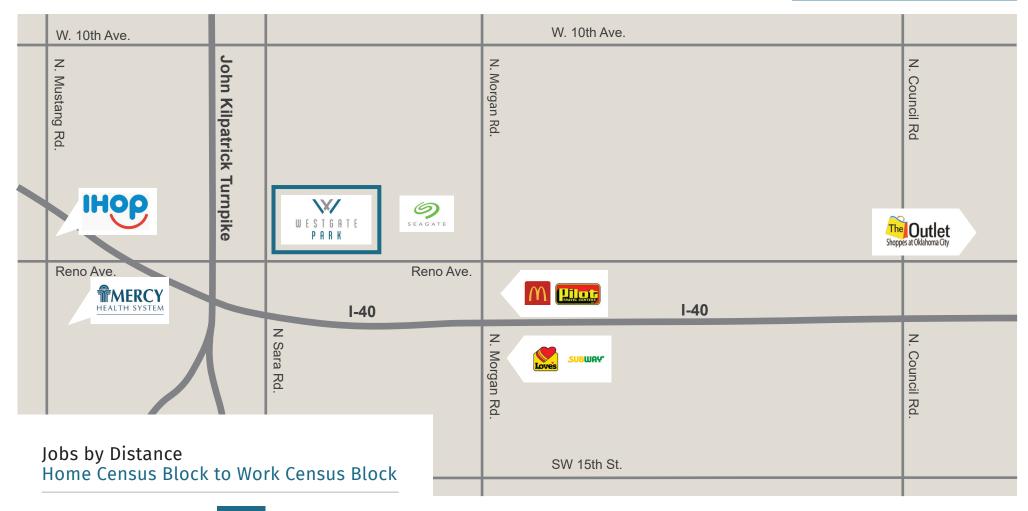
<u>Population</u>	1 Mile	10 Miles	30 Miles
Total Population	2,444	297,449	1,292,865
Media Age	30.8	35.4	34.8
Media Age (Male)	34.4	34.6	33.7
Media Age (Female)	29.7	36.3	35.8
Households & Income	863	116,233	506,346
# of persons per HH	2.8	2.6	2.6
Average HH Income	\$64,812	\$60,283	\$64,586
Average House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



# WESTGATE PARK OPPORTUNITY

10433 W RENO AVE OKLAHOMA CITY, OK 73127

WESTGATEPARKOKC.COM



Total Primary Jobs		
Less than 10 miles		
10 to 24 miles		
25 to 50 miles		
Greater than 50 miles		

9,554	100.0%
6,685	70.0%
1,759	18.4%
179	1.9%
931	9.7%

