

**WESTGATE PARK - WESTGATE ONE OFFICE BUILDING**

10401 W RENO AVE, OKLAHOMA CITY, OK 73127



**OFFERING SUMMARY**

Available SF: 1,500 - 40,159 SF  
 Lease Rate: \$20.00 SF/yr (Full Service)  
 Year Built: 2016  
 Building Size: 200,000  
 Zoning: Urban Commercial  
 Market: Oklahoma City  
 Submarket: Mustang, Yukon

**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, ceilings 9' and higher, and beautiful finishing touches. The building is also equipped with the added benefit of a freight elevator.

Westgate Park development plans 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.

[www.WestGateParkOKC.com](http://www.WestGateParkOKC.com)

**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 near both Kilpatrick Turnpike and I-40 and is just minutes from downtown OKC. The recent expansion of the turnpike provides a direct route to Will Rogers World Airport, as well as an interchange at both SW 15th and SW 29th & Sara Rd.

Westgate Park is four miles from the The Outlet Shoppes of OKC and Westgate Marketplace, occupied by Home Depot, Walmart, BestBuy, and PetSmart, and drawing consumers from Yukon, Mustang, and OKC.

Coming 2021: Multi-Family 4-Story Development consisting of 1, 2, & 3 bedroom apartment homes.

**AVAILABLE SPACES**

SPACE	LEASE RATE	SIZE (SF)
Floor 1	\$20.00 SF/yr	1,500 - 35,392 SF
Floor 2	\$20.00 SF/yr	1,500 - 40,159 SF

**PAUL SWALES**

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**JOSH WHITE, CCIM**

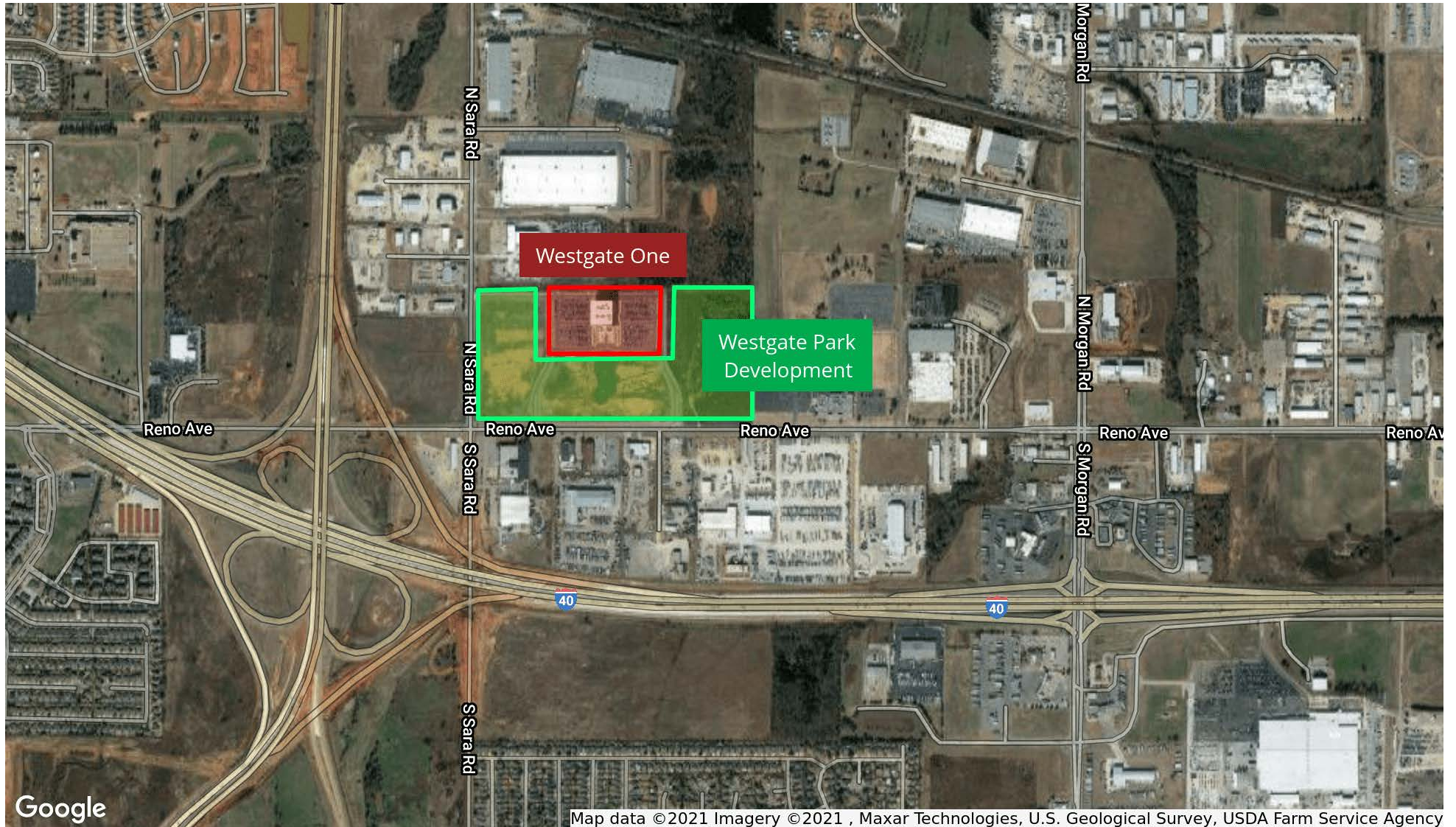
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Demographics - 2020 Projections	1 Mile	10 Miles	30 Miles
<b>POPULATION SUMMARY</b>			
Total Population	4,847	392,026	1,287,221
Median Age	34.6	35.9	36.2
<b>BUSINESSES &amp; EMPLOYMENT</b>			
Businesses	116	14,401	49,517
Employees	3,751	178,405	624,305
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	1,670	150,400	500,472
# of Persons per HH	2.9	2.55	2.52
Average HH Income	\$79,588	\$70,870	\$80,954
<b>TRAFFIC COUNT</b>			
	+10,000 on Reno Avenue		

\*Demographic data derived from STDB estimates and projected rates



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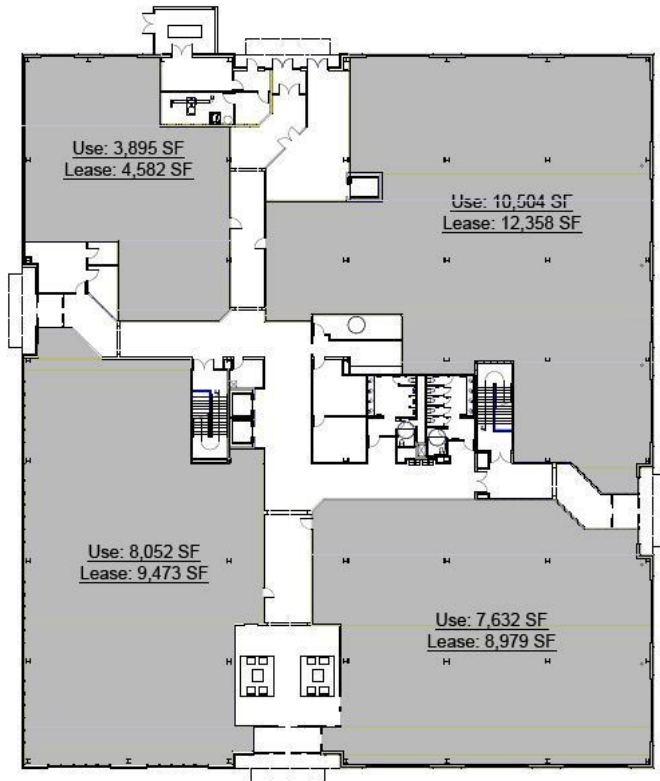
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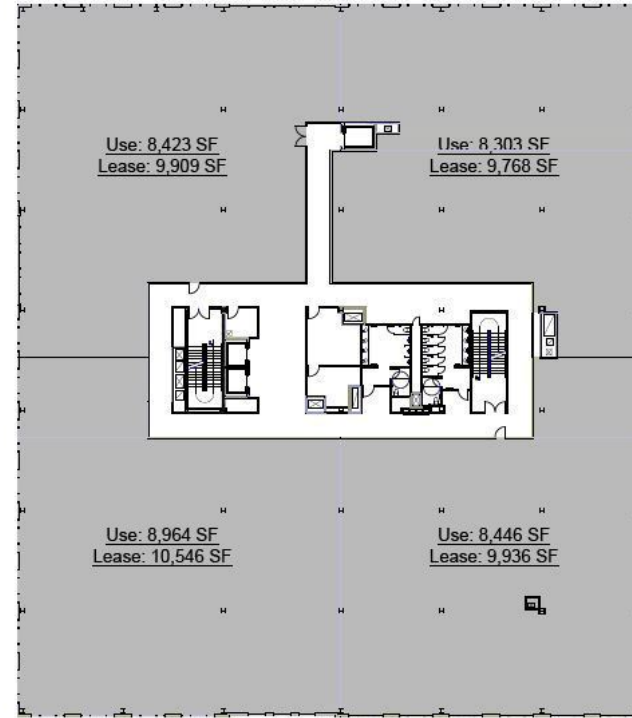


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**FIRST FLOOR**



**SECOND FLOOR**

The space is ready for aggressive build outs and economic space planning.

Each 40,000 SF floor plate has a 15% load factor for common area.



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# WESTGATE PARK - DEVELOPMENT

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See what we have planned at Westgate Park.

Westgate Park is 100 acres of prime land suited for multiple usage. It is currently home to a 200,000 sq. ft. Class A office building and an additional 200,000 sq. ft. of industrial facilities. Westgate Park will expand to include additional office, retail, restaurants and multi-family with space for additional industrial or warehouse usage. Highlighting the property is a water feature which will include walking trails, sitting areas and a sculpture garden.

Occupying the northeast corner of W Reno Ave. and Sara Rd., Westgate Park is located in the fastest-growing county in the state. Conveniently located in close proximity to both Kilpatrick Turnpike and I-40 and this property is just minutes from downtown. Continued expansion of the turnpike will provide a direct route to Will Rogers World Airport.



W RENO AVE



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