

# OFFICE

WESTGATE  
PARK

## NOW LEASING OFFICE SPACE

### Westgate Park office and retail development



#### HIGHLIGHTS

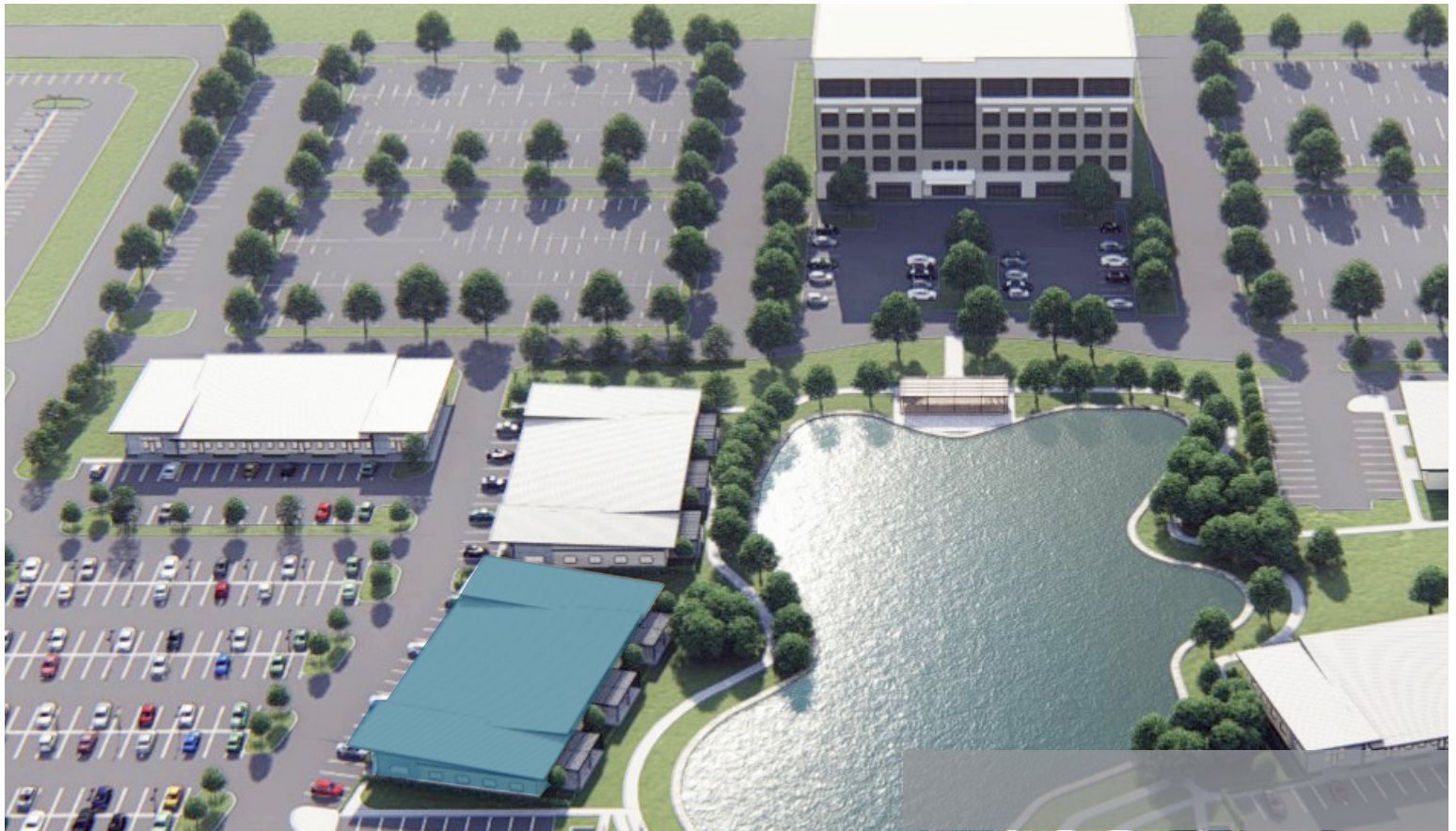
- » New Modern Construction
- » Ample Parking
- » Proximity to Retail
- » Signage Opportunities
- » Expansion Opportunities
- » Direct route to Will Rogers World Airport with completion of the Kilpatrick Turnpike

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 features a waterfront view and immediate access 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.

WESTGATEPARKOKC.COM  
10433 W RENO AVE  
OKLAHOMA CITY, OK 73127





### AREA DEMOGRAPHICS

POPULATION	2 MILE	5 MILES	10 MILES
Total Population	24,916	125,214	415,595
Median Age	35.9	36.9	36.3
Median Age (Male)	35.2	35.9	35.2
Median Age (Female)	36.5	38.0	37.5
Households	9,487	47,624	160,097
# of persons per HH	2.62	2.61	2.55
Average HH Income	\$92,331	\$90,423	\$84,982
Median House Value	\$173,242	\$189,034	\$185,410
POPULATION TRAVEL TO WORK (10 MI)			
<30 Minutes		146,652 / 75%	
30-60 Minutes		43,422 / 22%	
60+ Minutes		6,474 / 3%	

### 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. Expansion of the turnpike provides a direct route to Will Rogers World Airport.

### SUMMARY

Available SF.....1,750 - 10,500 SF

Lease Rate ..... \$18.00 SF/yr

Lease Type .....Modified Gross

Building Size ..... 10,500

Market..... Oklahoma City

Submarket ..... Mustang, Yukon

CAM .....\$1.25/SF



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