

# WESTGATE ONE



## NOW LEASING OFFICE SPACE Westgate One



### 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

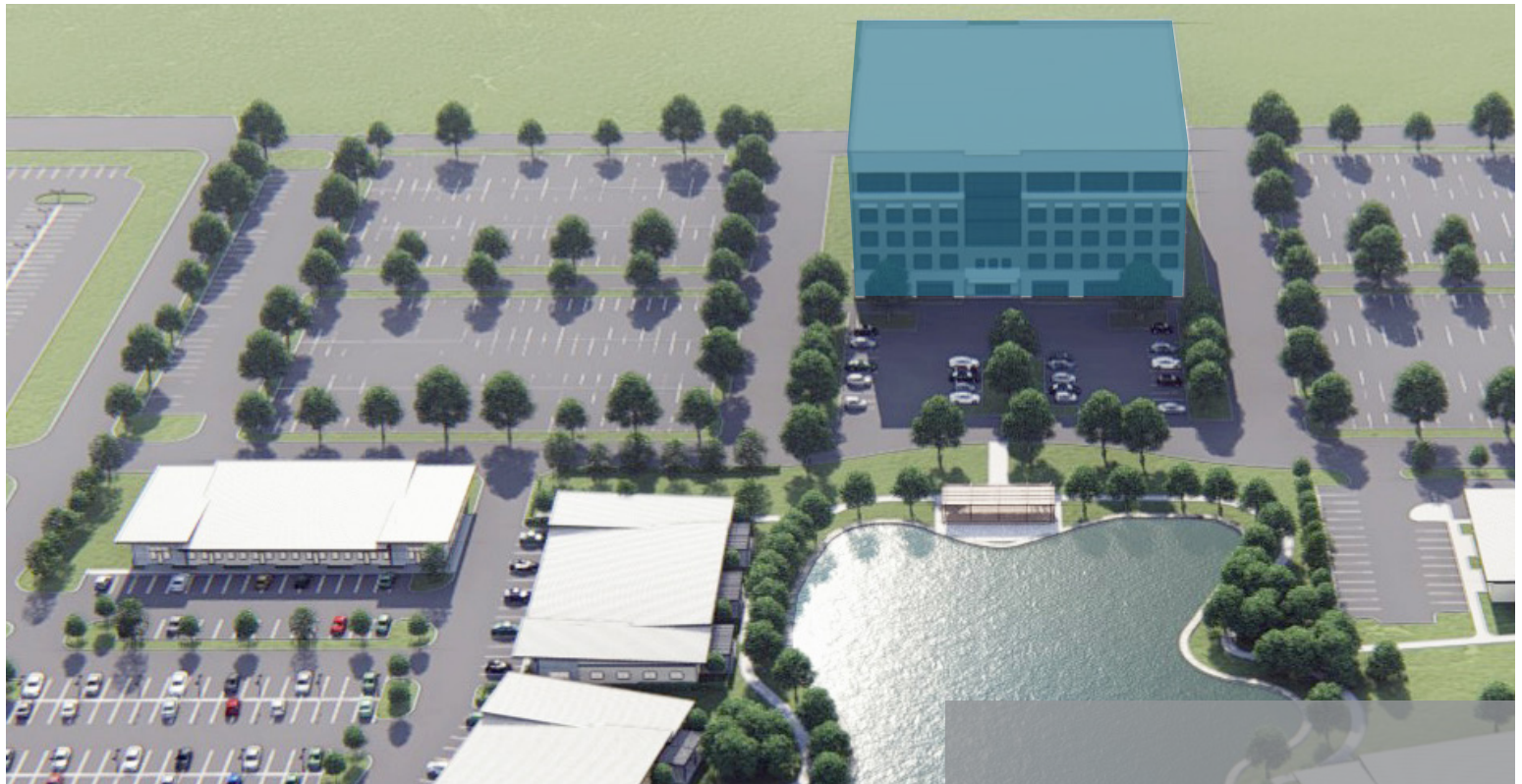
The Westgate One office building is the only Class A space in Canadian County, and is the flagship building for the developing, mixed-use Westgate Park. NTT Data occupies floors 3 through 5, leaving the 40,000sf floor plates on floors 1 and 2 ready for build-to-suit tenants.

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.

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%

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.

## 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 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.

## SUMMARY

Available SF..... 1,500 - 34,136 SF  
 Lease Rate ..... \$20.00 SF/yr  
 Year Built..... 2016  
 Building Size ..... 200,000  
 Zoning ..... Urban Commercial  
 Market..... Oklahoma City  
 Submarket ..... Mustang, Yukon  
 CAM ..... \$1.25/SF



WESTGATE  
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