

WESTGATE ONE



NOW LEASING OFFICE SPACE



SUMMARY

Available SF..... 52,634 +/-
Lease Rate\$22.00 SF/yr
Year Built: 2016
Building Size200,000 SF
Parking Ratio3.53/1,000 RSF
Zoning Urban Commercial
Market..... Oklahoma City
Submarket Mustang, Yukon,
Piedmont

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. Regus occupies 18,000 square feet on the first floor, providing flexible, smaller-scale office spaces ideal for new businesses, startups, and solo professionals seeking short-term solutions.

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.

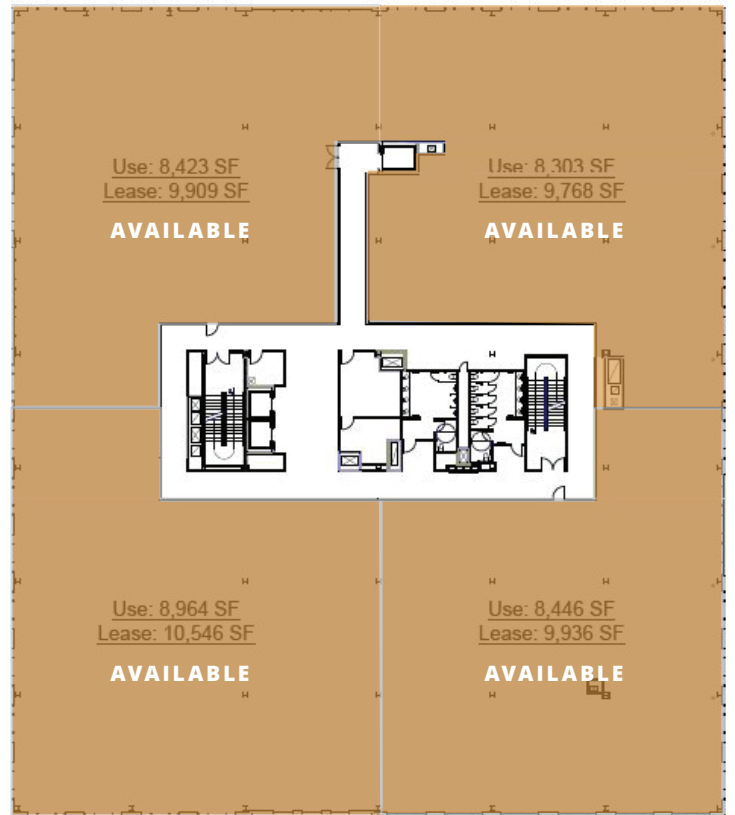
WESTGATEPARKOKC.COM
10401 W RENO AVE
OKLAHOMA CITY, OK 73127



FIRST FLOOR



SECOND FLOOR



Westgate Park development plans include the addition of +40,000sf of retail and +60,000sf of additional office. In addition to the development of two-phased 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

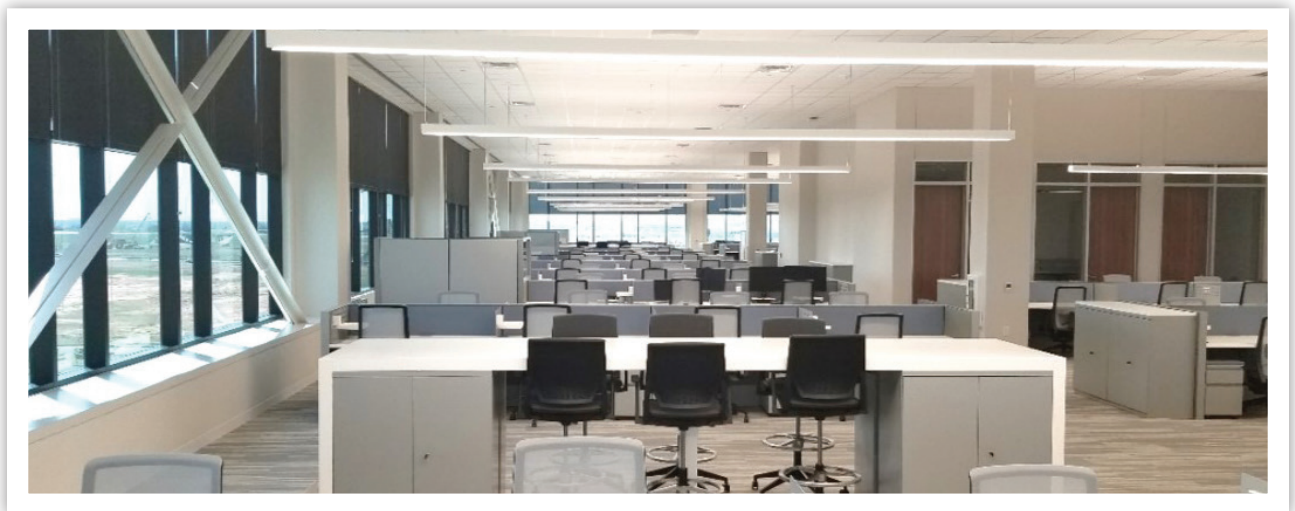
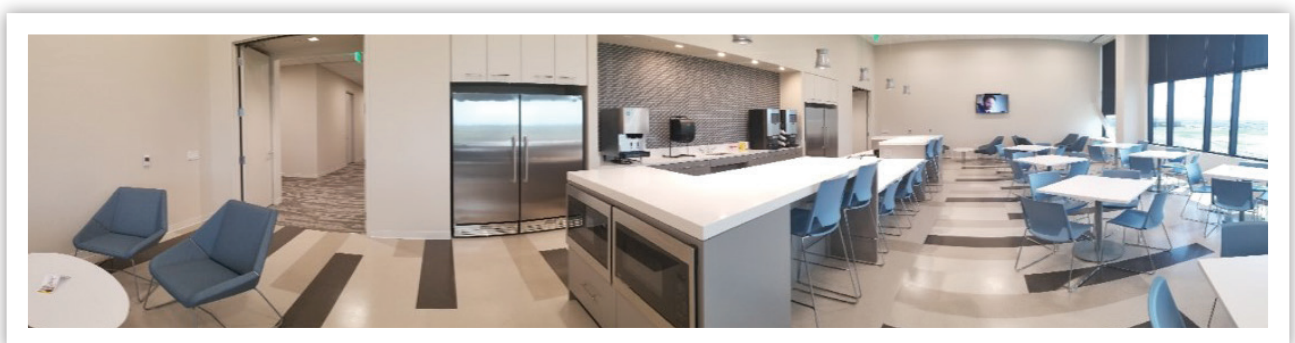
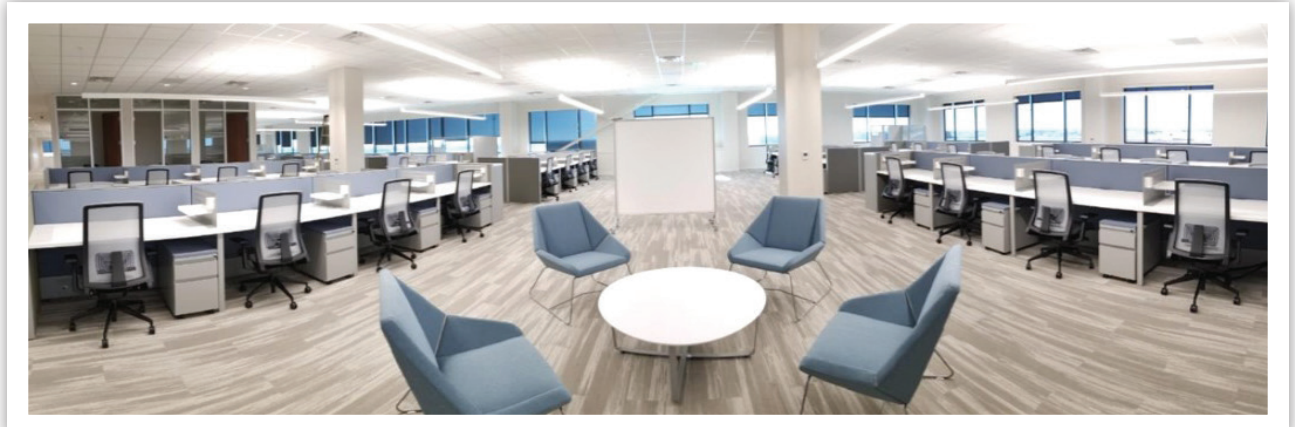
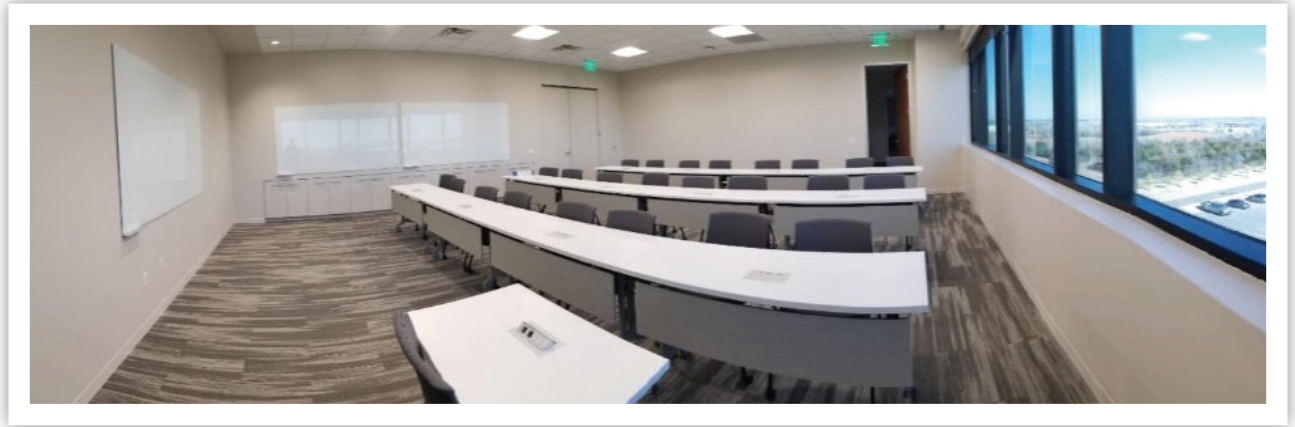
Located in the developing Westgate Park on the northeast corner of W Reno Ave and Sara Rd, the Westgate One office building is conveniently located to both Kilpatrick Turnpike and I-40 and is just minutes from downtown OKC. The expansion of the turnpike provides a direct route to Will Rogers World Airport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

HIGHLIGHTS

- » 24/7 Security
- » 72 Hours Backup Power 1000 KW Generator
- » OKC Snow route/100% Storm Shelter 3X population
- » 3 Large/32 Medium Modern Conference Rooms
- » 6 Unisex restrooms/3 Nursing Rooms
- » 900 Phone Secure lock-ups at Client request
- » 3 large Breakrooms with Food Marketplaces
- » 6 Large Classrooms with Daylight projectors
- » 753 Parking spots - 16 Handicap spots - 1 Loading Dock
- » 9 Miles to Will Rogers World Airport
- » 120 Restaurants & Shopping within 3 miles
- » Avg Home Prices \$140K
- » Westgate Park Residential Apartments – Studio, 1 & 2BR Apartment Homes completed in May 2025. Phase II Starting Soon.
- » 3 Minutes to I-40 & Kilpatrick Turnpike
- » Phase II Westgate Park Retail (Service, Retail & Food)







STANDARD FLOOR LAYOUT FOR ALL FLOORS IS 98 PERCENT IDENTICAL

