

RETAIL



NOW LEASING

Westgate Park office and retail development



HIGHLIGHTS

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

Now leasing for space in the Westgate Park office and retail development. Phase I includes one 10,500 SF retail building and one 10,500 SF office building. Located just south of the flagship, Class-A, Westgate One office building. This property fronts Reno Ave and has immediate access to the beautiful walking trails and seating surrounding the pond. This is a perfect place for retail services to the existing 700 employees of Westgate One, as well as the residents of the area.

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





AREA DEMOGRAPHICS

POPULATION	2 MILE	5 MILES	10 MILES
Total Population	25,660	131,388	426,518
Median Age	34.4	36.1	35.8
Households	9,829	49,485	165,052
Population Growth (2024-2029)	23.45†	23.11†	38.23†
Household Growth (2024-2029)	23.47†	23.01†	35.60†
# of persons per HH	2.6	2.6	2.5
Average HH Income	\$92,331	\$90,423	\$84,982
Median House Value	\$173,242	\$198,034	\$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. Continued expansion of the turnpike provides a direct route to Will Rogers World Airport. This phase I retail project sits on the corner of the development that fronts Reno Ave.

SUMMARY

Available SF..... 1,750 - 10,500 SF
 Lease Rate \$19.50 SF/yr
 Building Size 10,500
 Market..... Oklahoma City
 Submarket Mustang, Yukon, Piedmont
 CAM \$1.25/SF



WESTGATE
 PARK

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RETAIL/SERVICE



NOW LEASING OFFICE SPACE



HIGHLIGHTS

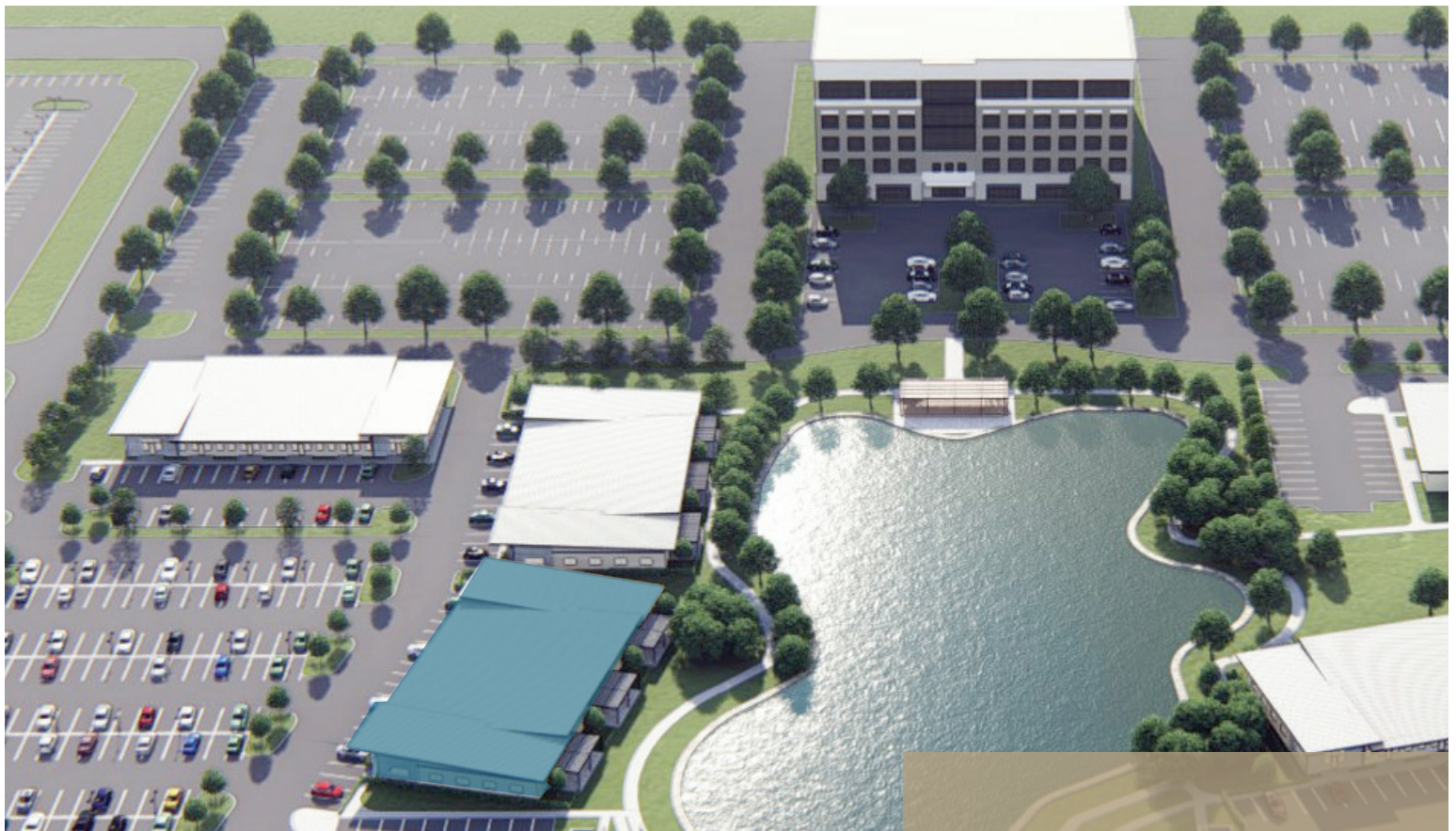
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This is a perfect place for business headquarters or services for the existing employees in Westgate One and the myriad of residential consumers in the area.

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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

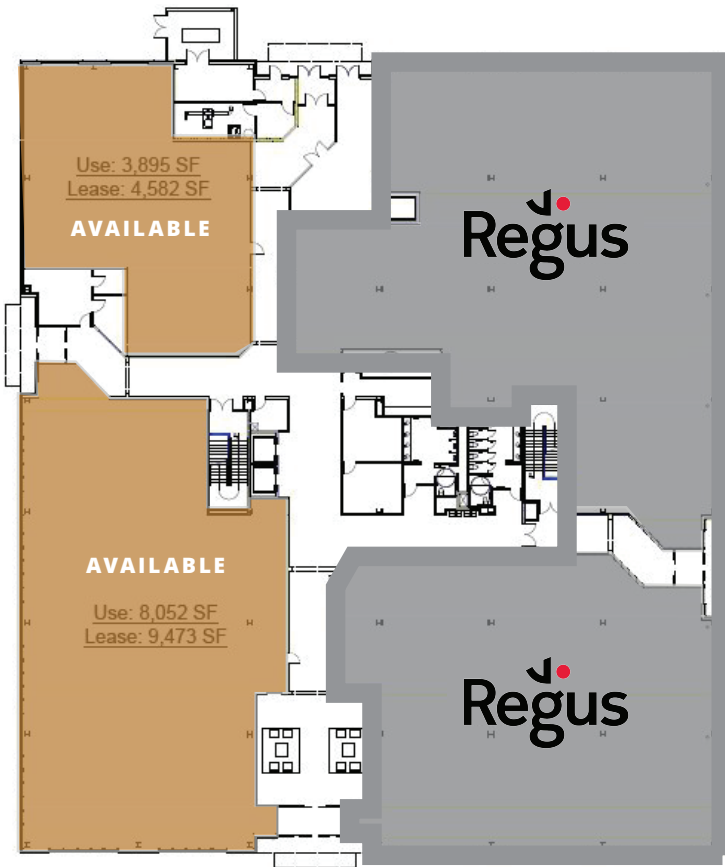
The Westgate One office building is the only Class A space in Canadian County, and is the flagship building for the developing, mixed-use Westgate Park. NTT Data occupies floors 3 through 5. Regus occupies 18,000 square feet on the first floor, providing flexible, smaller-scale office spaces ideal for 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.

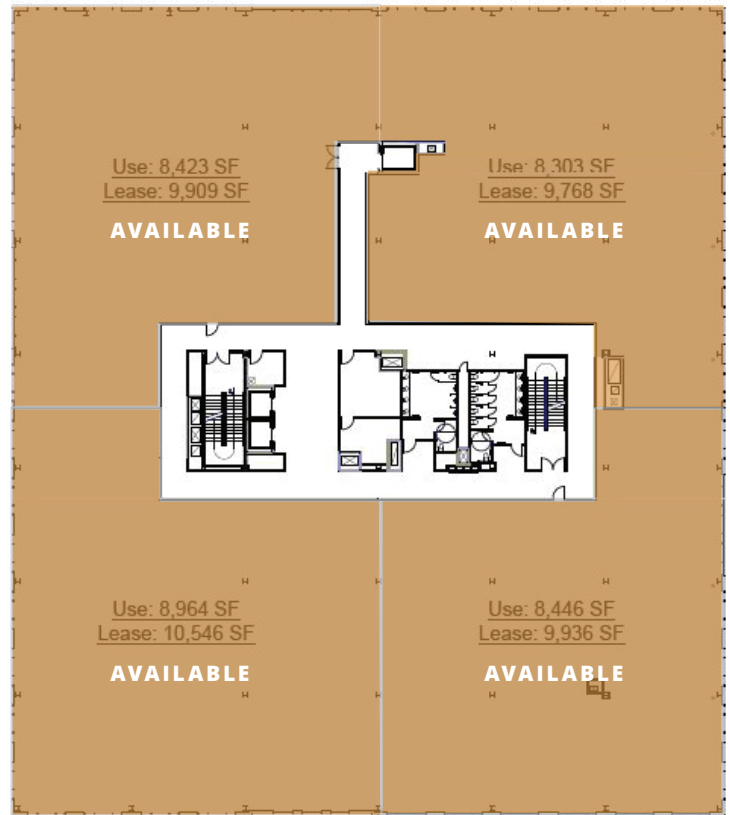
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FIRST FLOOR



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)

LAND



PHASE II

Multi-Family development is open and consists of 444 Class A apartment homes on approx. 20 acres with a unique unit mix of studio, 1 & 2 bedroom units. Phase 2 coming soon!

PHASE I

HIGHLIGHTS

- » Traffic Counts 32,000 and higher
- » Immediate proximity to I-40 & Kilpatrick Turnpike
- » Turnpike expansion includes interchanges at SW 15th & SW 29th at Sara Road
- » Four miles West from The Outlet Shops of OKC
- » Surrounded by Yukon, Mustang & Piedmont Schools

As part of the developing Westgate Park, this mixed-use property has frontage on N Sara Road and W Reno Ave. Westgate Park features the flagship Westgate One office building, home to NTT DATA. Existing development plan includes retail and eateries, additional office buildings, and multifamily units. Lot sizes & pricing varies, ranging from \$7.50/SF - \$15.00/SF.

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SUMMARY

Sale Price \$7.50 - \$15.00/SF
 10 Lots Variable Sizes
 Zoning Urban Commercial
 Market Oklahoma City
 Submarket Mustang, Yukon, Piedmont



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MULTI-FAMILY

WESTGATE
PARK



HIGHLIGHTS

- » Resident Kitchen & Coffee Bar
- » Ultra-Modern Fitness Facility
- » Work Stations & Seating in Clubhouse
- » Media/Multi-purpose Room
- » Grill/Grilling Stations, Firepits & Outdoor TV
- » Dog Park
- » Swimming Pool with Theater Wall
- » Pickle Ball, Basketball, and Sand Volleyball courts
- » Electric Vehicle Charging Stations
- » Proximity to Retail
- » Direct route to Will Rodgers Airport with completion of the Kilpatrick Turnpike

Westgate Park Apartments offers residents a prime location in a thriving, well-connected community. Situated near major highways, shopping centers, dining, and top-rated schools, the property combines suburban comfort with easy access to the city's business and entertainment districts. Its convenient setting makes it ideal for professionals, families, and anyone seeking a balance of accessibility and tranquility.



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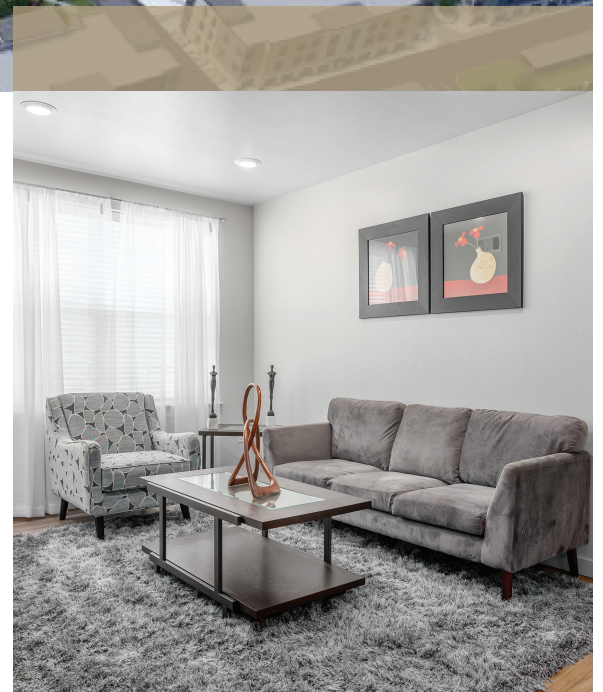
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