

# Office Space for Lease - Available 1st Qtr of 2018

9520 N May Avenue, Oklahoma City, OK 73120 (North of Britton Road)



## OFFICE SPACE NOW AVAILABLE

<b>Available SF:</b>	±11,751 RSF Lower Level
<b>Lease Rate:</b>	\$17.00 SF/yr with \$.50 annual increases Full Service Lease
<b>Term:</b>	5 year minimum
<b>Building Size:</b>	±65,857 SF
<b>Building Class:</b>	B
<b>Year Built:</b>	1982

## FOR MORE INFORMATION, CONTACT

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## PROPERTY OVERVIEW

The Commerce Center consists of 3 floors plus a lower level totaling 66,000 SF built in 1982. The combination of brick and glass offer ample natural light. The floor plates for floors 1-3 are approximately 18,000 SF and can support both single tenant or multi-tenant users. The basement is about 11,750 square feet, includes a vault for sensitive documents and is suitable for work areas, training rooms and storage. Originally built for bank occupancy, the office building offers excellent access, building signage opportunities, enjoys a 4.4/1000 parking ratio with limited covered parking.

Approximately 48,000 square feet of contiguous space will be available 1st quarter 2018 (floors 1 & 2 plus lower level) for a corporate headquarters or regional office with excellent signage fronting N. May Avenue.

## LOCATION OVERVIEW

The Commerce Center is in the Northwest Submarket on north May Avenue between Britton and Hefner Roads in the City of the Village. Lake Hefner Parkway (State Highway 74) is a mile west and Nichols Hills which boasts some of the highest per capita income in the state is less than a mile away.

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