

Country Club Office Park - Executive Suite B

FOR LEASE

4117 NW 122nd St, Oklahoma City, OK 73120



PROPERTY HIGHLIGHTS

- 170 square foot space available for \$350 per month
- 1,066 to 2,333 square feet available
- \$20 - \$22 per square foot modified gross
- Remodeled interiors with updated finishes
- Flexible multi office configuration with coffee bar
- Ample parking

DETAILS

Lease Rate:	\$20 - 24.71 SF/yr (MG)
Number of Units:	5
Available SF:	170 - 2,333 SF
Lot Size:	1.05 Acres
Building Size:	4,482 SF

PROPERTY DESCRIPTION

Suite B offers a distinctive office environment rarely found in today's market. Centered around a private courtyard patio with fountain, the space delivers a quiet, retreat style setting that elevates both client experience and day to day productivity.

Ideally positioned just east of NW 122nd Street and North Meridian Avenue and moments from Hefner Parkway, the property is easily accessed from multiple major thoroughfares and benefits from strong traffic counts along NW 122nd Street. Located within a well established northwest Oklahoma City business corridor, the area is supported by a dense mix of office users, medical services, retail, and dining amenities that drive consistent daytime activity and provide convenience for employees and clients alike.

Rosha Wood

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405.239.1219

Brandy Rundel

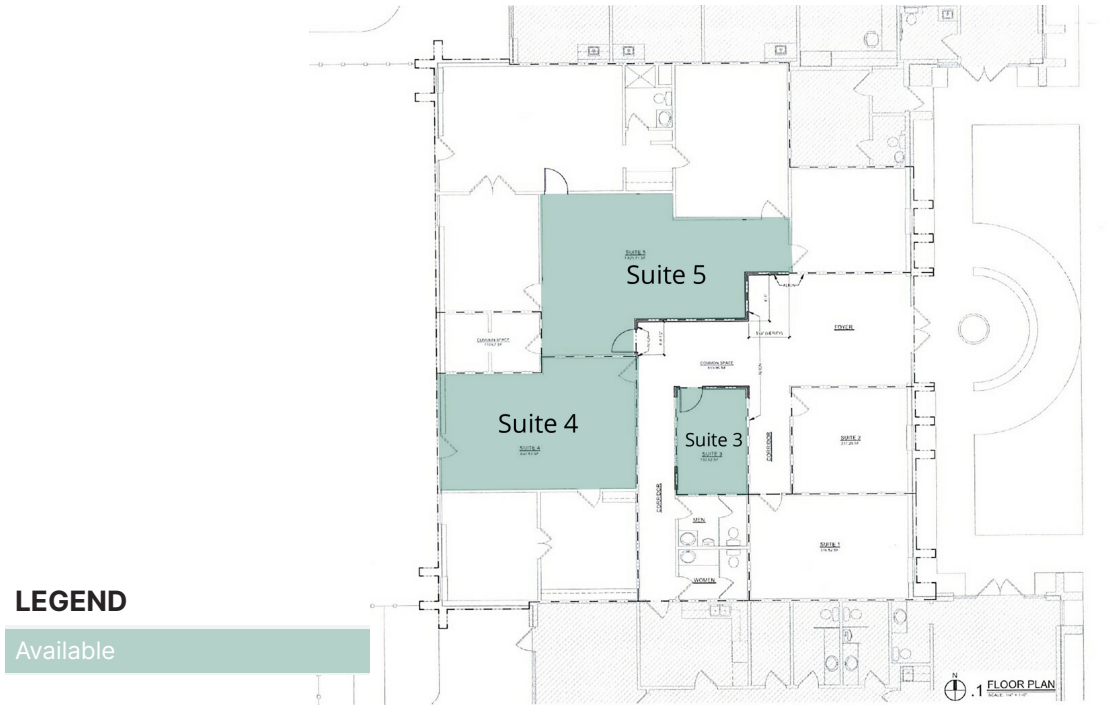
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**PRICE
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AND COMPANY

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	170 - 2,333 SF	Lease Rate:	\$20 - \$24.71 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 3	Available	170 SF	Modified Gross	\$350 per month	-
Suite 4	Available	1,066 SF	Modified Gross	\$20.00 - 22.00 SF/yr	-
Suite 5	Available	2,333 SF	Modified Gross	\$20.00 - 22.00 SF/yr	-

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PATIO & FOUNTAIN ACCESS | YOUR PRIVATE OFFICE RETREAT

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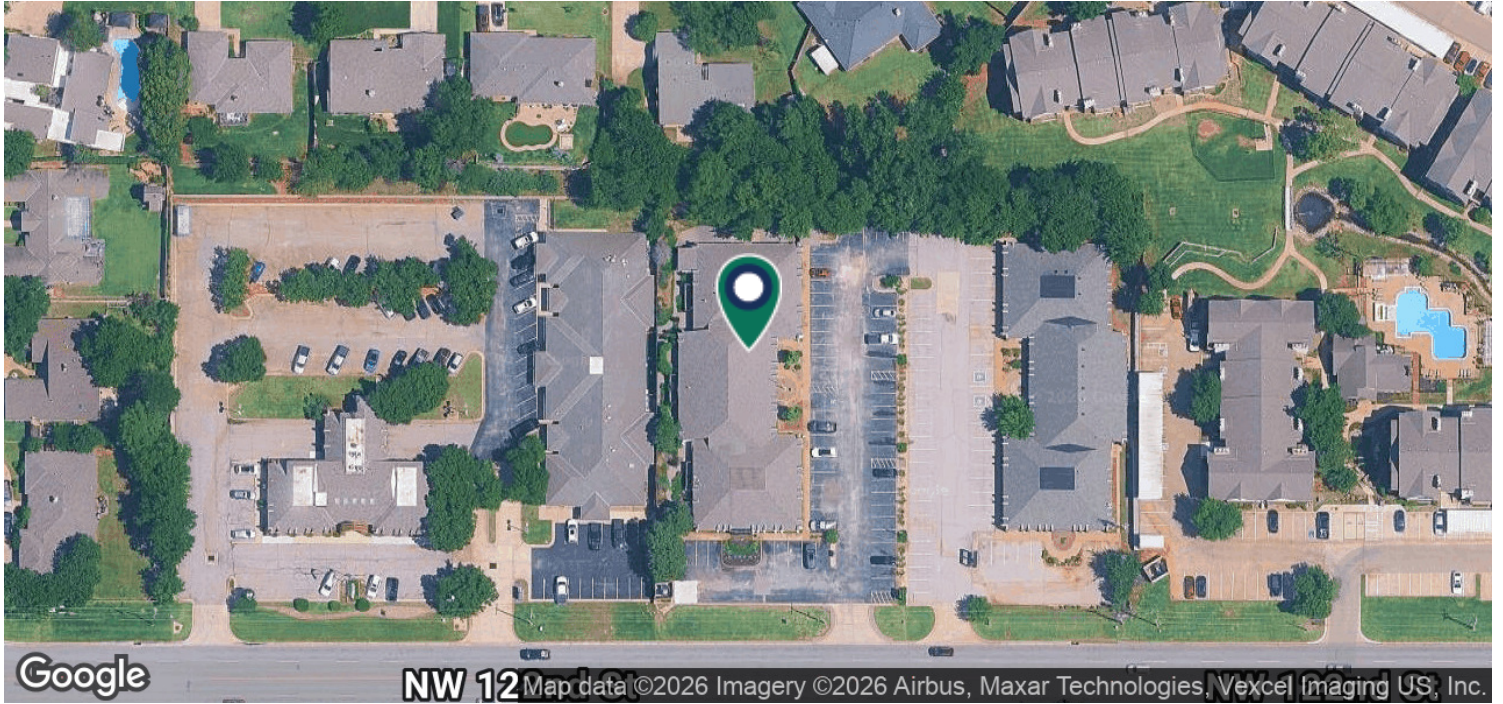
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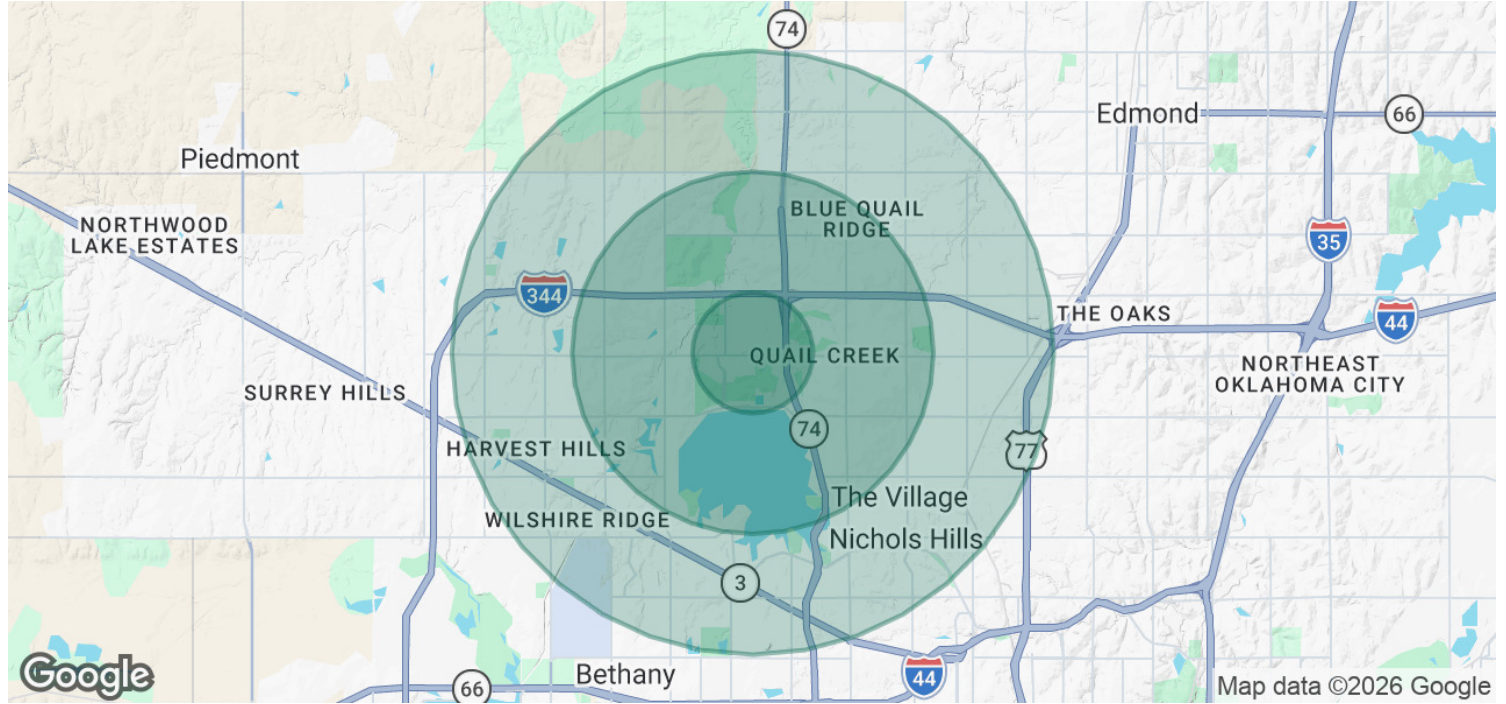
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,633	66,639	194,476
Average Age	48.1	39.3	37.4
Average Age (Male)	47.2	38.4	36.2
Average Age (Female)	50.6	40.9	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,143	31,342	84,367
# of Persons per HH	1.8	2.1	2.3
Average HH Income	\$116,909	\$100,165	\$106,639
Average House Value	\$382,557	\$306,720	\$309,116

2023 American Community Survey (ACS)

04072026

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