



### OFFERING SUMMARY

Suite 100: +/- 4,831 RSF

Suite 200: +/- 2,844 RSF

Lease Rate: \$19.50/SF with \$0.50 annual increases  
Tenant pays utilities & janitorial

Building Size: 7,675 SF

Class: A

### LOCATION OVERVIEW

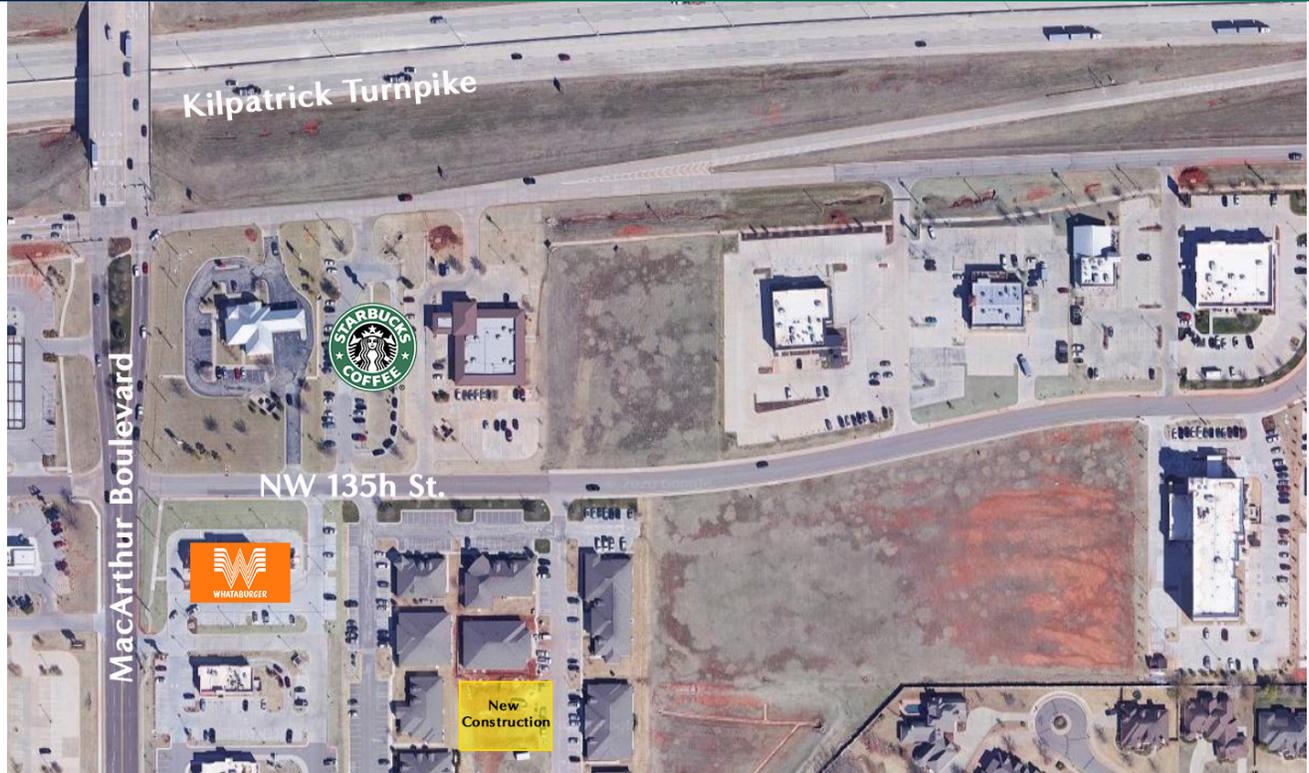
Located just south of the Kilpatrick Turnpike off of MacArthur Boulevard. 135th Street is on the east side of MacArthur.

### PROPERTY HIGHLIGHTS

- Very high quality with upscale finishes
- 2x6 exterior walls with R-19 insulation
- R-30 ceiling insulation
- Carrier 14-Seer HVAC
- Pella doors with insulated glass
- 9' office ceilings, 10' common corridor ceilings
- Natural stone corridors and countertops
- Wood floors in executive offices, others carpeted
- Prewired with IT cabling
- LED lighting throughout

**TOM FIELDS**  
405.239.1205  
tfields@priceedwards.com  
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5732 NW 135th St., Oklahoma City, OK 73142

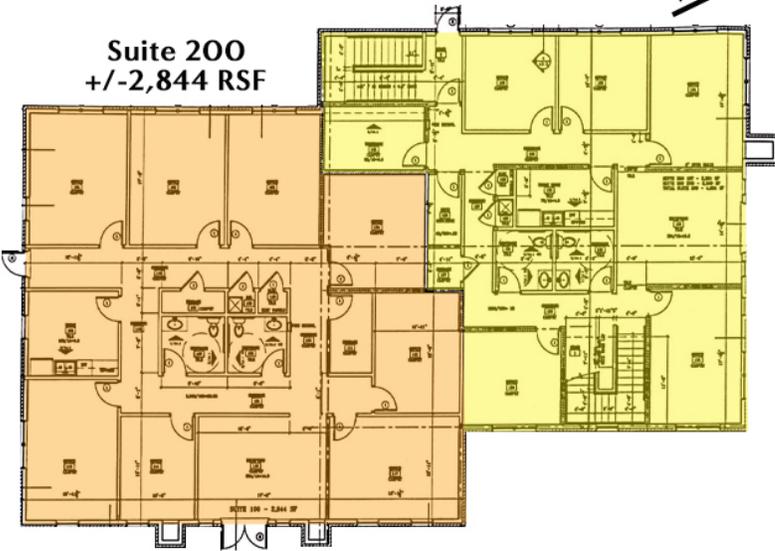


**Suite 100**  
**+/-4,831 RSF**  
**Must lease together**

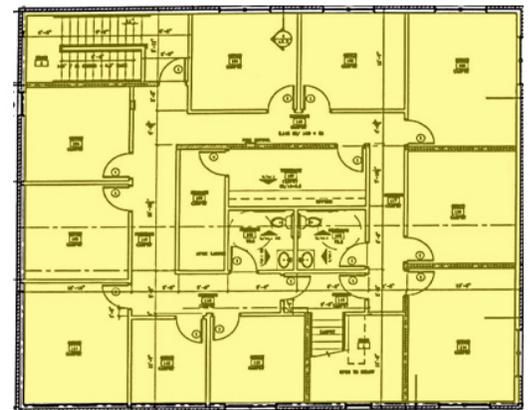
+/-2,331 SF

+/-2,500 SF

**Suite 200**  
**+/-2,844 RSF**

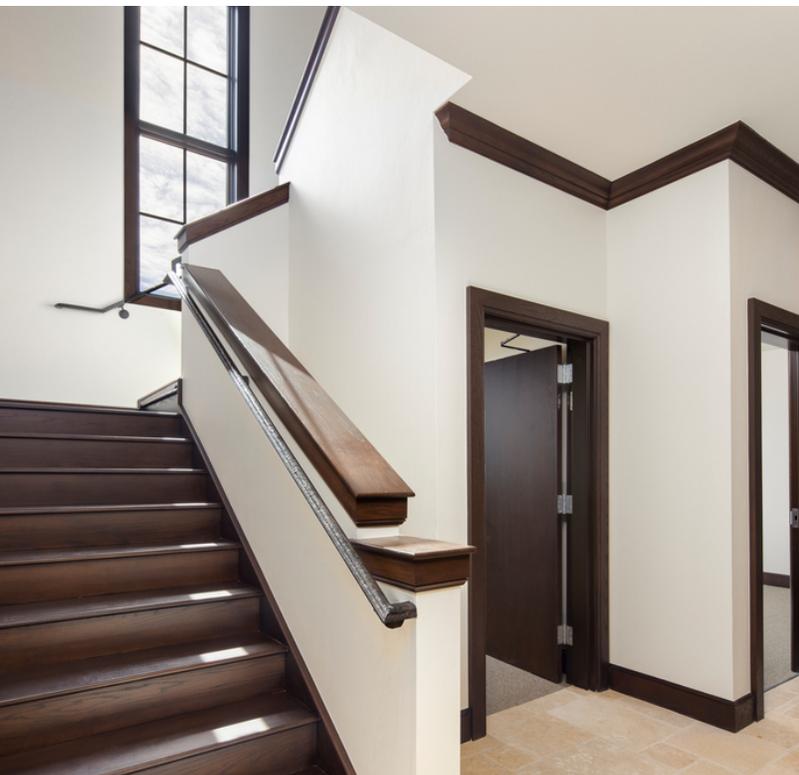


**1st Floor**



**2nd Floor**

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