



## OFFERING SUMMARY

Available SF:	1,275 - 2,223 SF
Lease Rate:	\$16.00 SF/YR
Building Size:	52,716 SF
Year Built/Renovated	1977/2021

## PROPERTY OVERVIEW

One Western Plaza is a 52,715 square foot Office building located in the heart of Oklahoma City's Northwest submarket. One Western Plaza provides a number of different suite layouts, capable of accommodating a wide range of office uses. The building's location allows tenants to have easy access to many nearby shops and restaurants, including Whole Foods, Hideaway Pizza, and the upscale Classen Curve shopping center.

## PROPERTY HIGHLIGHTS

- Ample surface parking available
- Recent improvements to the building (2021)
- Convenient location near I-44
- Rent-ready suites available

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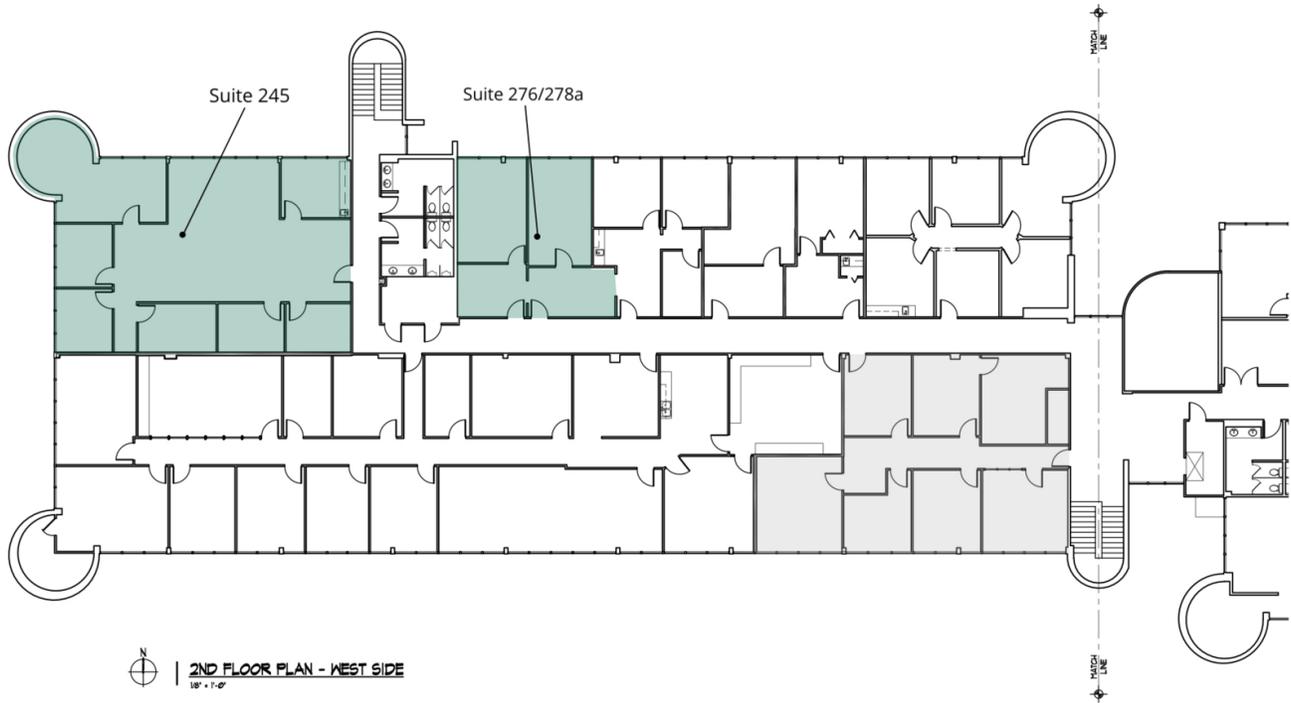
**AVAILABLE SPACES**

SUITE	SIZE	TYPE	RATE
Suite 101	1,275 SF	Full Service	\$16.00 SF/yr
Suite 155/158	1,619 SF	Full Service	\$16.00 SF/yr

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**AVAILABLE SPACES**

SUITE	SIZE	TYPE	RATE
Suite 245	2,223 SF	Full Service	\$16.00 SF/yr
Suite 276/278a	823 SF	Full Service	\$16.00 SF/yr

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**LEASE INFORMATION**

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	823 - 2,223 SF	Lease Rate:	\$16.00 SF/yr

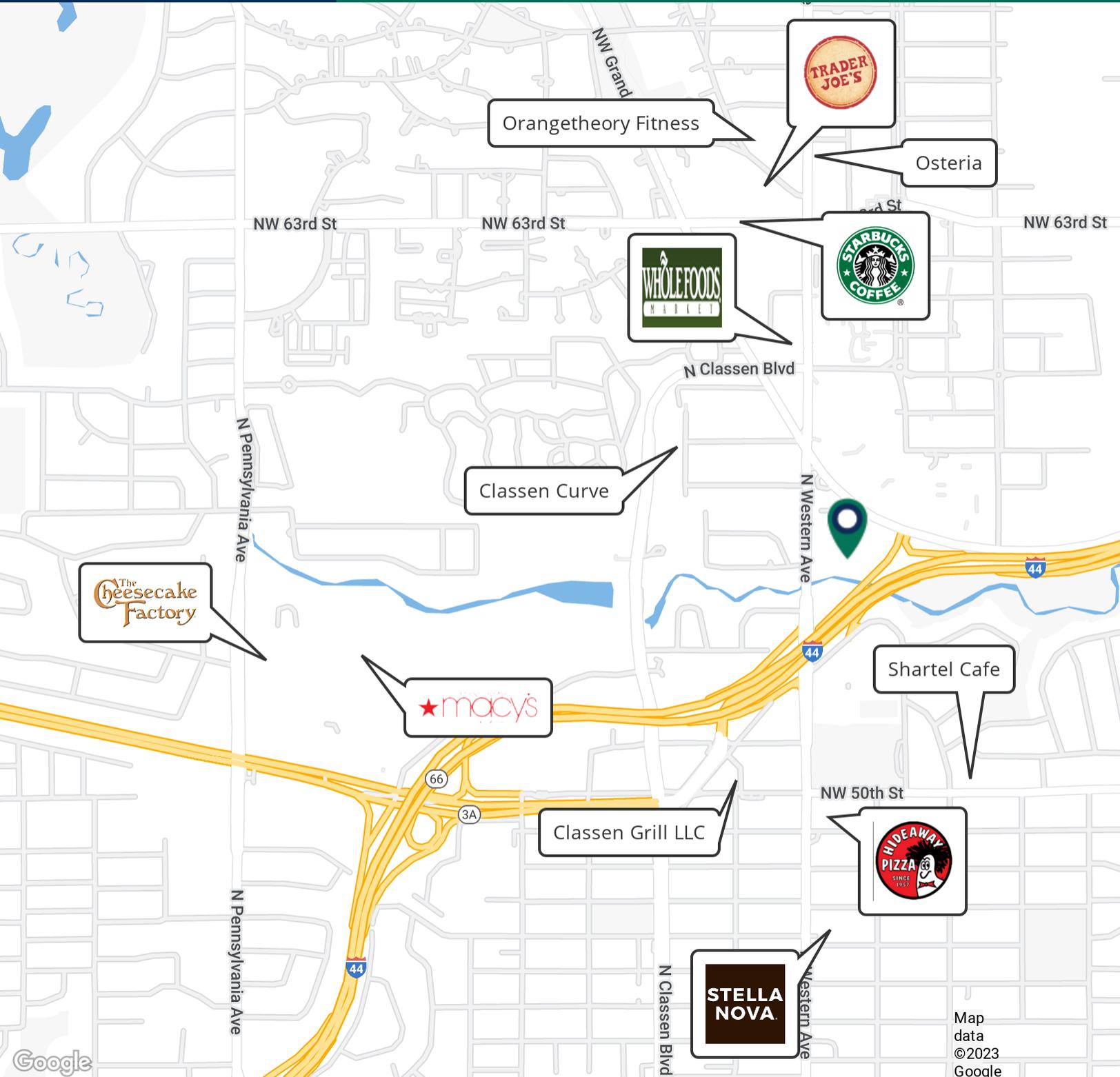
**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Suite 101	Available	1,275 SF	Full Service	\$16.00 SF/yr
■ Suite 155/158	Available	1,619 SF	Full Service	\$16.00 SF/yr
■ Suite 245	Available	2,223 SF	Full Service	\$16.00 SF/yr
■ Suite 276/278a	Available	823 SF	Full Service	\$16.00 SF/yr

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