

JAMESTOWN OFFICE PARK

3033, 3035, 3037 NW 63RD, OKC, OK 73116



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in Oklahoma City, OK. This immaculate 77,175 SF building presents a prime prospect for discerning Office / Office Building investors. Built in 1980 and thoughtfully renovated in 2012, the property boasts a desirable O-2 zoning and enjoys a prime location in the NW Quadrant area. With an impressive 83% occupancy rate, this property offers a solid foundation for a lucrative portfolio. Don't miss the chance to capitalize on this turnkey investment in the thriving Oklahoma City market.

PROPERTY HIGHLIGHTS

- *Convenient location
- *Drive-up free surface parking on all sides
- *Professionally managed with on-site engineering
- Mature Landscaping in a garden-style setting
- 77,175 SF building
- Built in 1980
- Renovated in 2012

OFFERING SUMMARY

Sale Price:	\$3,895,000
Lot Size:	3.84 Acres
Building Size:	77,175 SF
NOI:	\$321,138.67

TRAFFIC COUNTS

NW 63rd St	east west	18,882 22,127
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C. DEREK JAMES

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PRICE EDWARDS AND CO.

FOR SALE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,953	85,003	246,298
Average Age	41.0	38.3	35.5
Average Age (Male)	37.9	36.2	34.3
Average Age (Female)	44.1	39.9	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,148	39,399	107,157
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$72,967	\$67,697	\$59,048
Average House Value	\$222,053	\$192,336	\$163,320

2020 American Community Survey (ACS)

10212025

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