

## JAMESTOWN OFFICE COMPLE

3037 NW 63RD, OKLAHOMA CITY, OK 73116



### PROPERTY DESCRIPTION

Variety of spaces available. The spaces feature a variety of flooring types, 2' X 4' grid ceilings, floor to ceiling glass and newly remodeled common restrooms and common hallways.

- Convenient location
- Drive-up free surface parking on all sides
- Professionally managed with on-site engineering

### LOCATION DESCRIPTION

Discover the vibrant NW Quadrant market surrounding Jamestown Office Park in Oklahoma City, OK. This coveted location offers unmatched convenience with quick access to major thoroughfares, dining options, and retail destinations. Experience the nearby energy of Classen Curve, Nichols Hills Plaza, and The Triangle at Classen Curve, providing a variety of shopping and dining experiences. Enjoy the serene outdoor spaces at beautiful Lake Hefner. With a dynamic blend of suburban amenities and the natural beauty of its serene courtyard, this building presents an exceptional opportunity for investors and tenants seeking an ideal office location.

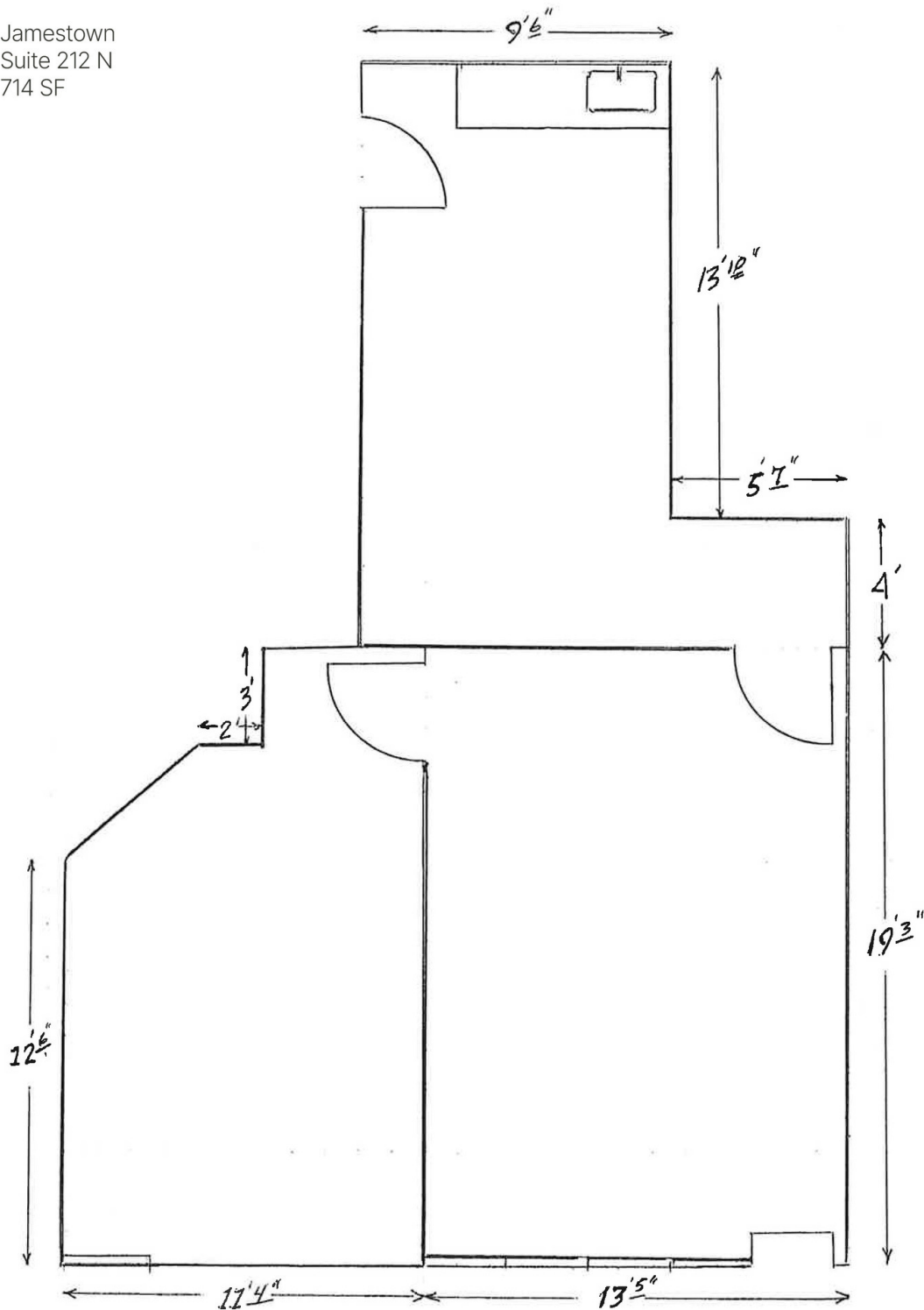
### C. DEREK JAMES

djames@priceedwards.com  
O: 405.239.1206 C: 405.640.7210

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$16.50 SF/yr (Gross)
<b>Building Size:</b>	77,175 SF
<b>Suite 212N:</b>	714 SF
<b>Year Built / Renovated:</b>	1980 / 2012
<b>Market:</b>	NW OKC
<b>Cross Streets:</b>	NW 63rd & N. May Avenue

Jamestown  
Suite 212 N  
714 SF



### C. DEREK JAMES

djames@priceedwards.com

O: 405.239.1206 C: 405.640.7210