



CREEK|CRE

OFFICE SPACE FOR LEASE

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# 4334 NORTHWEST EXPRESSWAY

Oklahoma City, OK 73116



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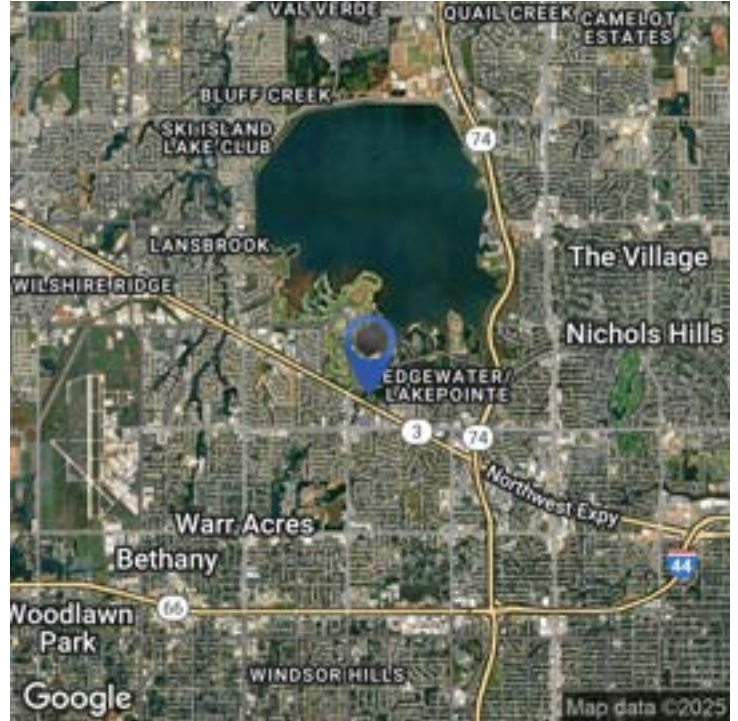
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600 NE 4TH STREET, SUITE 100 | OKLAHOMA CITY, OK 73104-6231 | 405.510.0079 | CREEKCRE.COM

OCTOBER 14, 2025

## EXECUTIVE SUMMARY



Lease Rate	<b>\$16.25 - 18.07 SF/YR</b>
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### OFFERING SUMMARY

Building Size:	96,938 SF
Available SF:	498 - 4,337 SF
Lot Size:	4.043 Acres
Year Built:	1972
Zoning:	O-2
Market:	Oklahoma City
Traffic Count:	47,500

### PROPERTY OVERVIEW

Discover an exceptional leasing opportunity for your business at Northwest Office Center, a well-appointed professional office building in a premier Oklahoma City location. This property offers a variety of suite sizes with flexible floor plans to accommodate a range of business needs, making it an ideal setting for medical, legal, financial, or other professional services.

With numerous amenities, tenants enjoy the convenience of ample surface parking, two conference centers, an outdoor courtyard with a pond, multiple entrances, high-speed internet access, and inviting common areas.

Strategically positioned along NW Expressway, the property offers excellent visibility and close proximity to Lake Hefner Parkway, ensuring smooth commutes and easy navigation across the metro.

The surrounding area is home to a wide array of retail, dining, and service amenities, including Target, Sam's Club, Walmart, Home Depot, Hobby Lobby, and the upcoming Trader Joe's. Popular dining options nearby include Panera Bread, Clark Crew BBQ, Charleston's, Chick-fil-A, Louie's Grill & Bar, S&B's Burger Joint, and more.

Whether you're starting a new venture or expanding your business, Northwest Office Center provides the accessibility, amenities, and professional environment to help your business thrive.

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## LEASE SPACES

### LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	498 - 4,337 SF	Lease Rate:	\$16.25 - \$18.07 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
100	Available	1,821 SF	Full Service	\$16.25 SF/yr
102	Available	969 SF	Full Service	\$16.25 SF/yr
106	Available	4,337 SF	Full Service	\$16.25 SF/yr
125	Available	2,306 SF	Full Service	\$16.25 SF/yr
166	Available	1,773 SF	Full Service	\$16.25 SF/yr
175	Available	1,578 SF	Full Service	\$16.25 SF/yr
176	Available	1,569 SF	Full Service	\$16.25 SF/yr
202	Available	1,167 SF	Full Service	\$16.25 SF/yr
211	Available	498 SF	Full Service	\$750 per month
214	Available	702 SF	Full Service	\$1,000 per month
216	Available	893 SF	Full Service	\$1,250 per month
222	Available	593 SF	Full Service	\$875 per month
235	Available	1,068 SF	Full Service	\$16.25 SF/yr
236	Available	1,302 SF	Full Service	\$16.25 SF/yr
237	Available	617 SF	Full Service	\$875 per month
240	Available	700 SF	Full Service	\$1,000 per month
254	Available	630 SF	Full Service	\$875 per month
260	Available	770 SF	Full Service	\$1,125 per month
261	Available	1,765 SF	Full Service	\$16.25 SF/yr
265	Available	1,133 SF	Full Service	\$16.25 SF/yr
270	Available	1,121 SF	Full Service	\$16.25 SF/yr
272	Available	1,422 SF	Full Service	\$16.25 SF/yr
273	Available	1,389 SF	Full Service	\$16.25 SF/yr
291	Available	2,037 SF	Full Service	\$16.25 SF/yr

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## ADDITIONAL PHOTOS



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## FLOOR PLANS



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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,209	86,042	252,786
Average Age	41	40	39
Average Age (Male)	40	38	38
Average Age (Female)	43	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,472	37,498	109,478
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$78,844	\$81,190	\$84,358
Average House Value	\$208,980	\$269,657	\$264,723

Demographics data derived from AlphaMap

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## RETAILER MAP



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