

One Western Plaza

5500 N Western Avenue, Oklahoma City, OK 73118



OFFERING SUMMARY

| | |
|------------------------|------------------|
| Available Suite Sizes: | 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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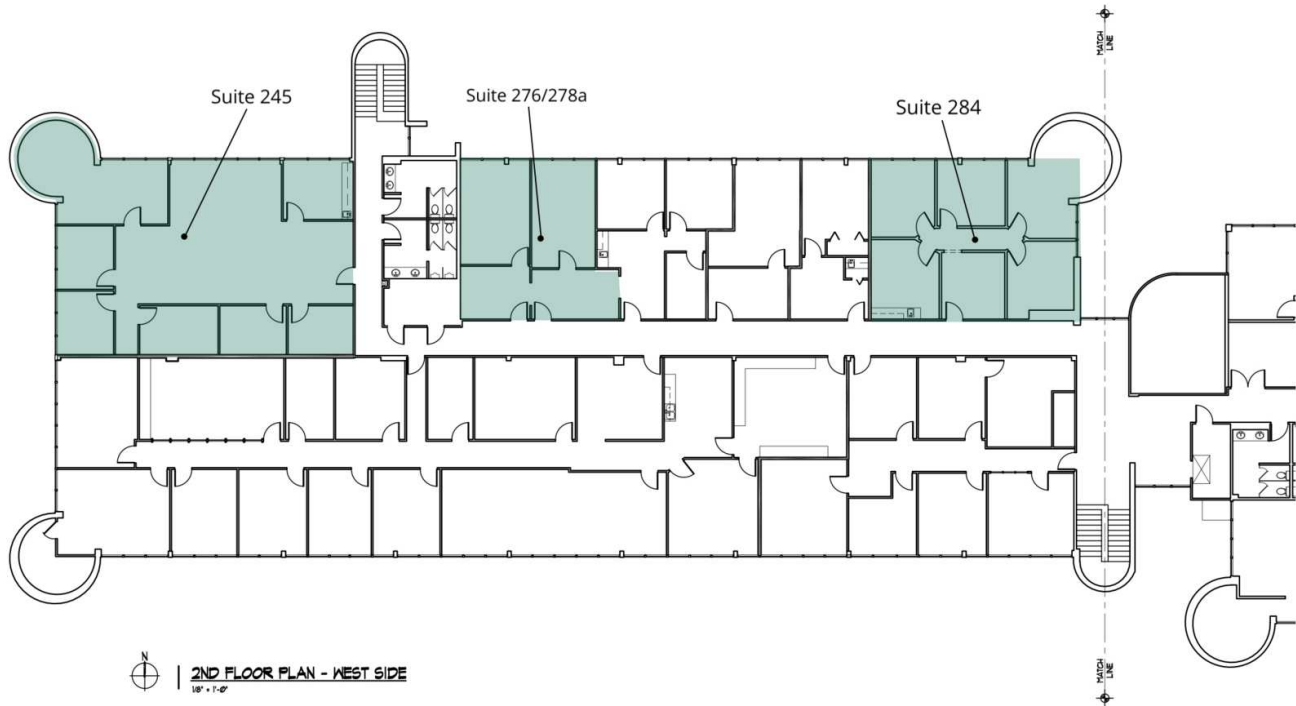
AVAILABLE SPACES

| SUITE | SIZE | TYPE | RATE |
|---------------|----------|--------------|---------------|
| Suite 101 | 1,275 SF | Full Service | \$16.00 SF/yr |
| Suite 142 | 1,638 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 284 | 1,286 SF | Full Service | \$16.00 SF/yr |
| 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 142 | Available | 1,638 SF | Full Service | \$16.00 SF/yr |
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