

FOR LEASE
± 2,500 SF



CUSHMAN &
WAKEFIELD

COMMERCIAL
OKLAHOMA

CHICKASAW
Community Bank

DR J M WILK
OPTOMETRIST

117

115 PARK AVENUE OKLAHOMA CITY, OK 73102

PROPERTY FEATURES

- **Exterior Signage** visible to thousands of people daily, rarely available to tenants, both front and back
- (3) Private glass offices with sliding glass barn doors
- (1) Glass conference room
- Break area with refrigerator, dishwasher and microwave
- Reception counter
- Separate employee and customer restrooms
- In place Cat 6 wiring for i) 40+ cameras to provide top of the line security and ii) state of the art data usage
- Locations for both a Night Drop Box and an ATM (easily re-bricked or converted to windows)
- **LEASE RATE: NEGOTIABLE**

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UNIQUE OPPORTUNITY! *The ONLY single-story street level location on Park Avenue!*

Prime location for lease. Perfect for office or retail use. Situated in the heart of the heart of Downtown Oklahoma City, our space boasts high foot traffic, excellent visibility, close proximity to all court houses, downtown hotels, restaurants and bars, lots of convenient parking, and easy access to all major highways.

Inside, you'll find a spacious and modern layout with large windows letting in plenty of natural light. Currently configured for a branch bank, the space was designed and constructed by Arvest Bank 7 years ago and comes equipped with all the amenities you need to run your business efficiently, including high-speed cat 6 wiring, controllable air conditioning and heating, and ample storage space.

Don't miss out on this opportunity to locate your business in this prime location overlooking Kerr Park to the north and across from the iconic First National Center which is home to many retail shops and service providers including Lucchese Boots, Stock & Bond Steak House, The National--a Marriott Autograph Collection Hotel, and many more stores and eateries, and also the high-rise apartments The First Residences at First National.

Please contact us today to schedule a tour and see the potential of our rarely - available space for yourself.

LEASE RATE: NEGOTIABLE

CONTACT US

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 **CUSHMAN & WAKEFIELD** | **COMMERCIAL OKLAHOMA**

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