

# FOR LEASE

6430 N WESTERN AVE  
NICHOLS HILLS, OK 73116

± 3,291 SF



CUSHMAN &  
WAKEFIELD

COMMERCIAL  
OKLAHOMA

SECOND  
FLOOR AVAILABLE

# FOR LEASE | SECOND FLOOR

6430 N WESTERN AVE  
NICHOLS HILLS, OK 73116

## PROPERTY OVERVIEW

Located in Nichols Hills this retail center is easy to access and is located a few miles from Broadway Extension and I-44. The second floor is being offered for lease. The anchor tenants in this center are Metro Wine Bar & Bistro, The Howell Gallery of Fine Art and Cake Salon of Nichols Hills. It is Adjacent to Nichols Hills Plaza and many other dining and retail locations.

BUILDING  
SIZE:  
**± 23,407 SF**

AVAILABLE  
SF FOR LEASE  
**± 3,291 SF**

YEAR BUILT:  
**1996**

STORIES:  
**2**

PARKING SPACES:  
**46 SURFACE**

SUBMARKET:  
**NORTH**

LEASE RATE  
**\$12.00**  
**NNN**

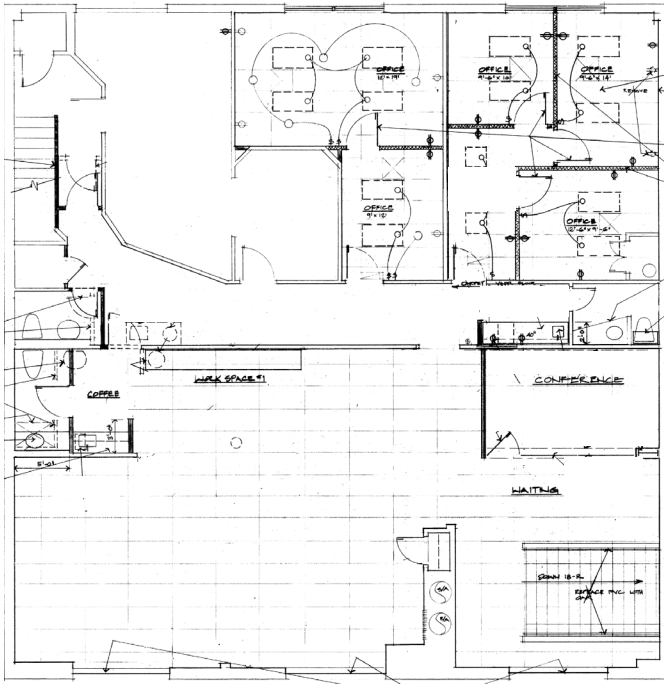


# FOR LEASE | SECOND FLOOR

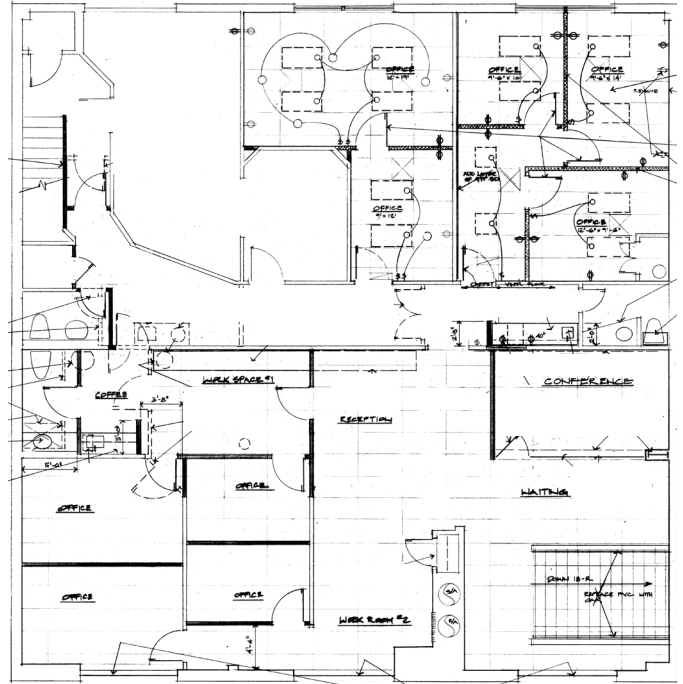
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## FLOORPLANS | 2ND FLOOR

### OPTION 1



### OPTION 2



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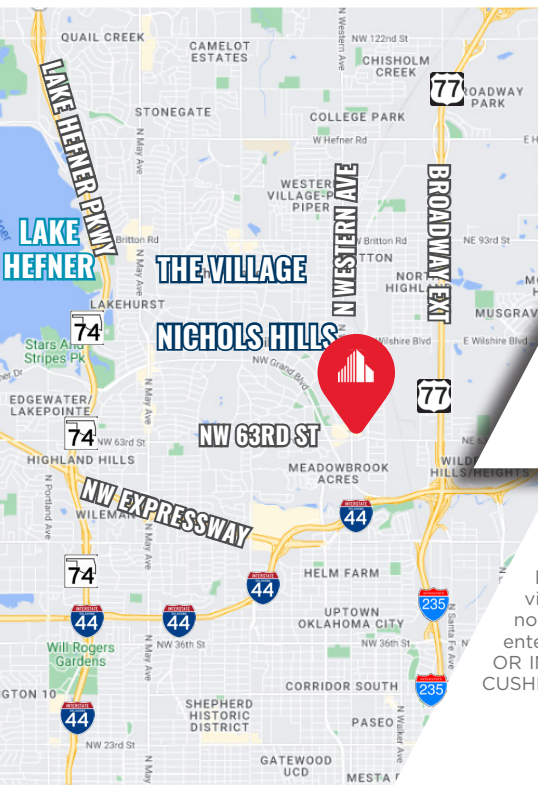
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