

NW 63RD & NW EXPRESSWAY - OFFICE SPACE AVAILABLE

3801 N.W. 63rd | Oklahoma City, OK 73116



PROPERTY HIGHLIGHTS

- ◆ 5,512 SF
- ◆ TWO STORIES
- ◆ 2 BULL PEN AREAS AND ONE LARGE OFFICE DOWNSTAIRS
- ◆ 6 LARGE OFFICES UPSTAIRS
- ◆ 2 RESTROOMS; 2 UPSTAIRS, 2 DOWNSTAIRS
- ◆ BREAK AREA

Situated with prominent visibility on NW 63rd, this two-story office building offers ample potential. Upstairs, it boasts six generously sized offices and two restrooms, while downstairs features a large office, two bull pen areas, and two additional restrooms. With a spacious and flexible floor plan, it is well-suited for various purposes including general office use, medical facilities, or dental practices. Whether for owner occupancy or investment, this property presents an attractive opportunity.

2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	10,122	88,726	250,552
HOUSEHOLDS	4,639	39,099	109,665
AVERAGE HH INCOME	\$77,149	\$83,091	\$81,293
DAYTIME WORKERS	17,297	58,832	154,961

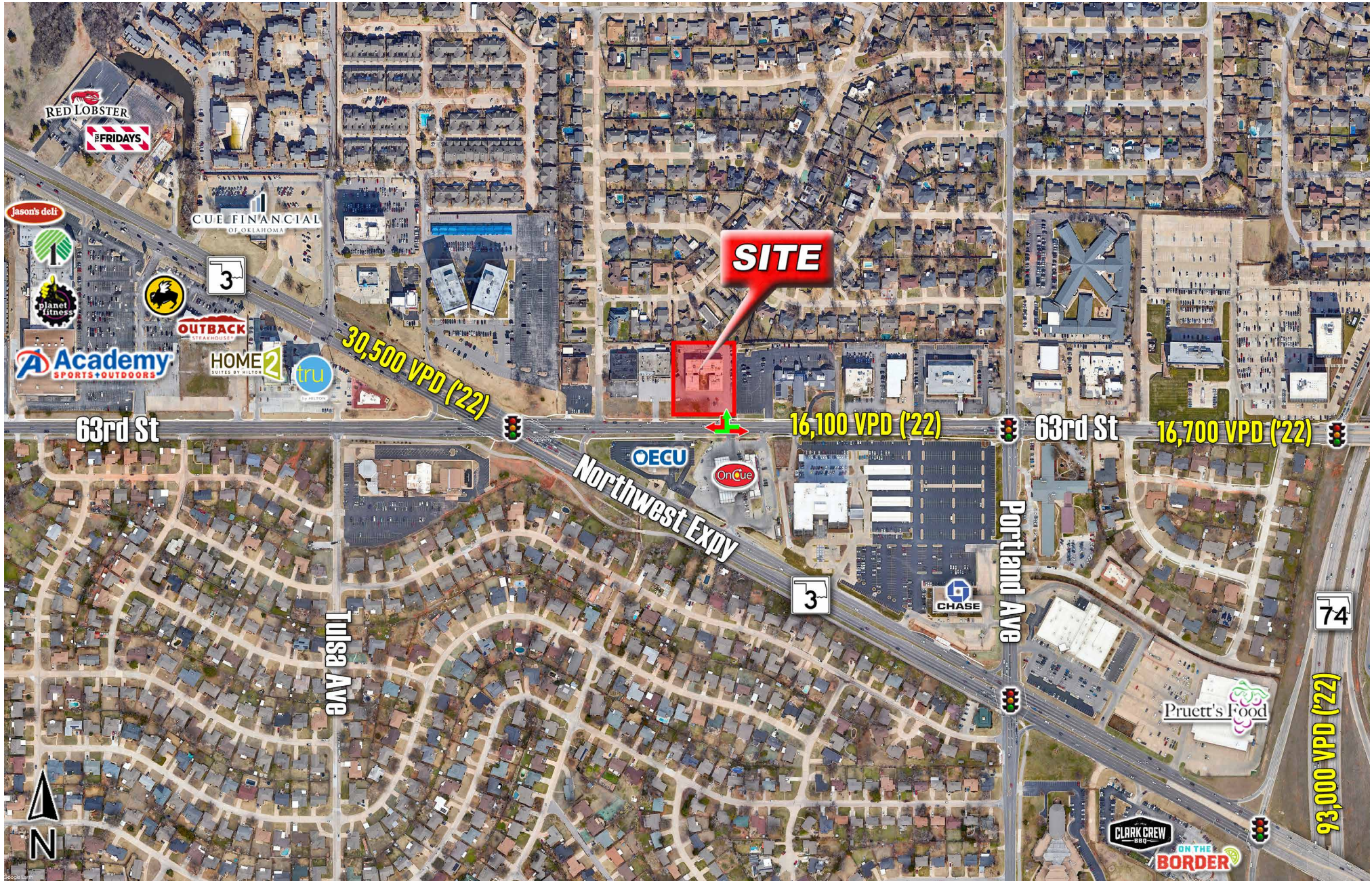
INTERIOR PHOTOS

NWC 63RD ST & NW EXPRESSWAY, OKLAHOMA CITY, OK 73116



SITE AERIAL

NWC 63RD ST & NW EXPRESSWAY, OKLAHOMA CITY, OK 73116



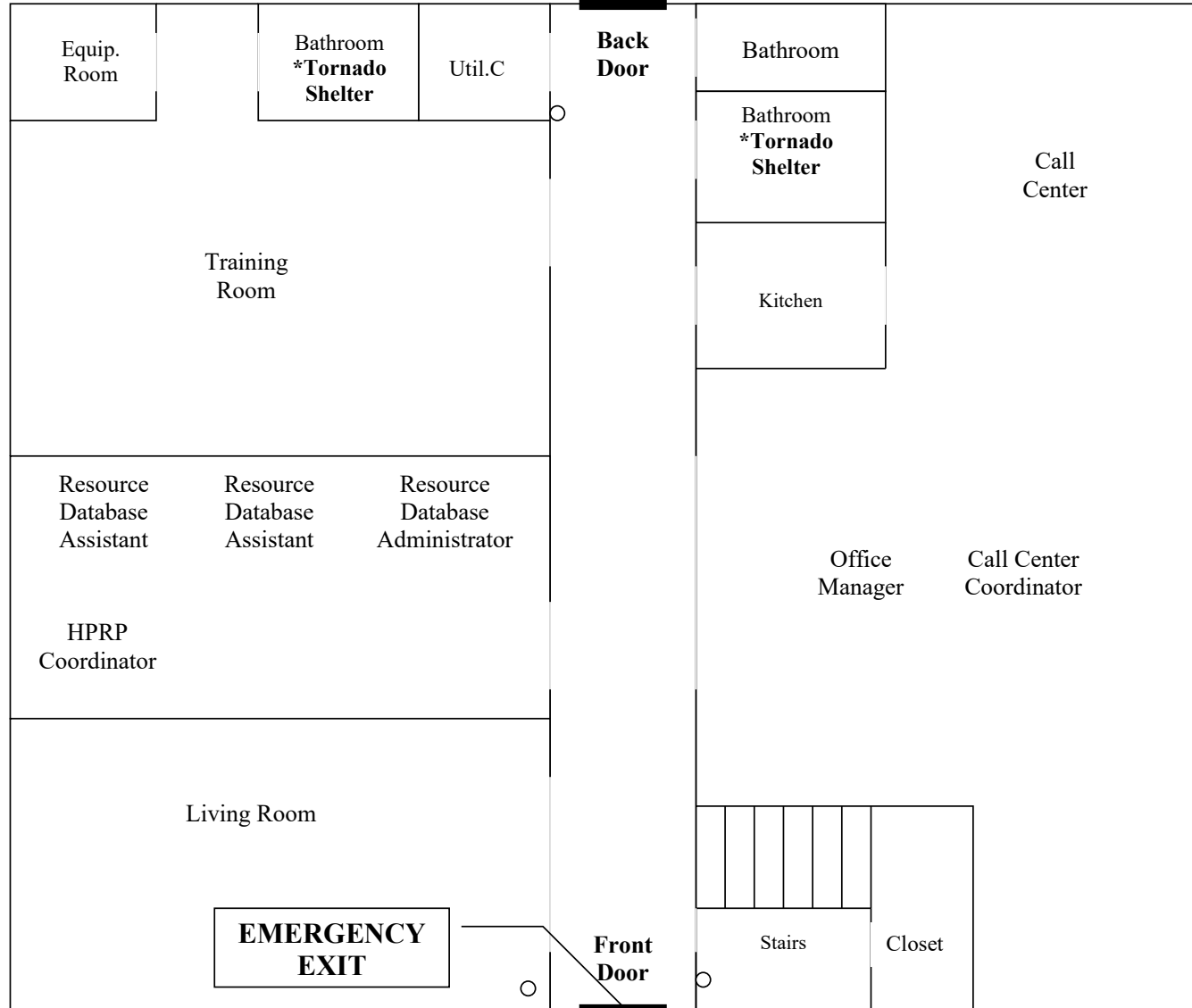
FLOOR PLAN - FIRST FLOOR

NWC 63RD ST & NW EXPRESSWAY, OKLAHOMA CITY, OK 73116

HeartLine, Inc. 3801 NW 63rd Bldg 1
FIRST FLOOR

EMERGENCY EXIT

○ Fire Extinguisher



S:Map of Building

Revised 3/11

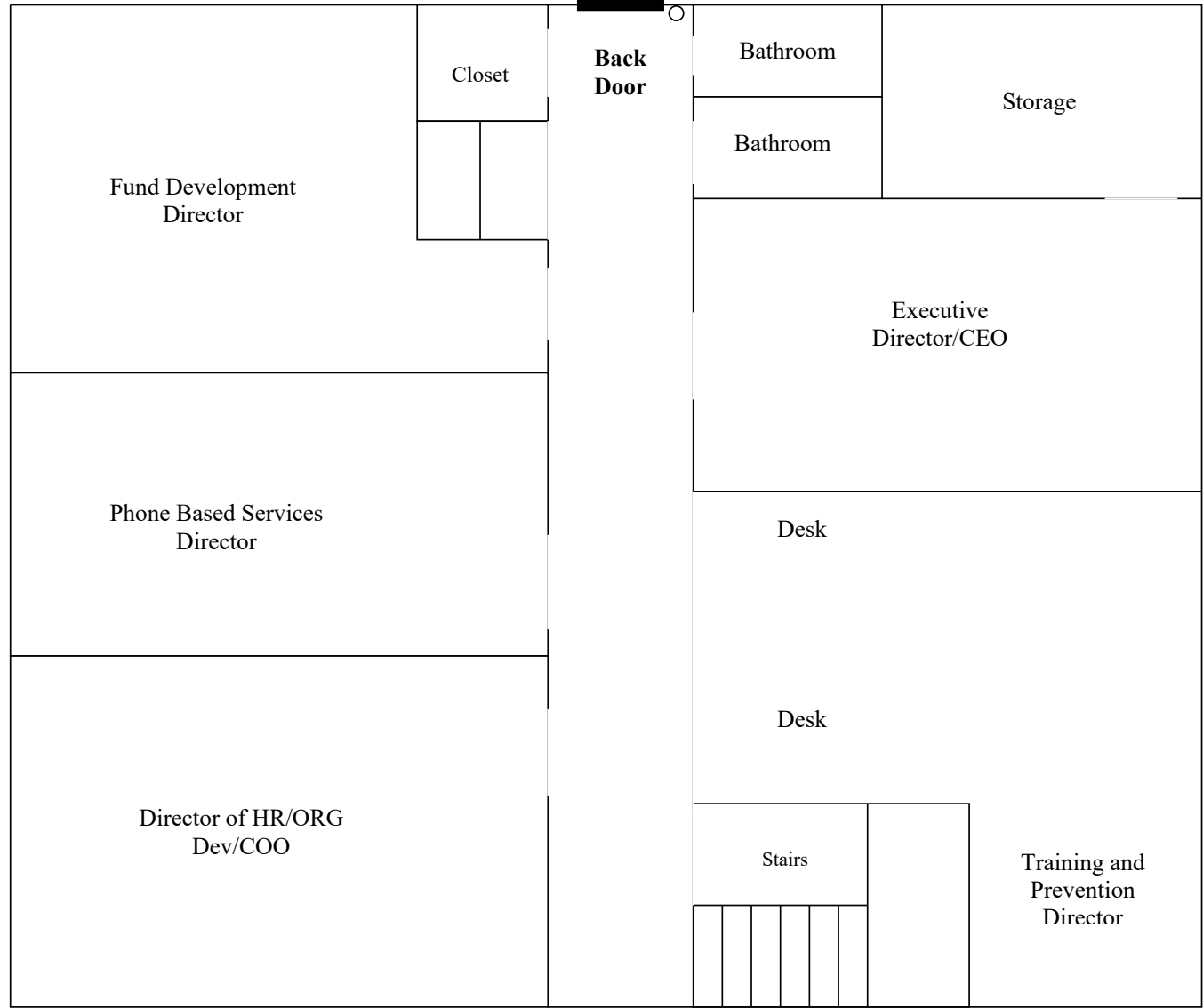
FLOOR PLAN - SECOND FLOOR

NWC 63RD ST & NW EXPRESSWAY, OKLAHOMA CITY, OK 73116

HeartLine, Inc. 3801 NW 63rd
SECOND FLOOR

EMERGENCY
EXIT

○ Fire
Extinguisher



S:Map of Building

Revised 3/11

OKLAHOMA REAL ESTATE COMMISSION

DISCLOSURE TO SELLER OR BUYER OF BROKERAGE DUTIES, RESPONSIBILITIES AND SERVICES

This notice may be part of or attached to any of the following:

- Buyer Brokerage Agreement, Listing Brokerage Agreement, Option Agreement, Sales Agreement, Exchange Agreement, Other

1. Duties and Responsibilities. A Broker who provides Brokerage Services to one or both parties shall describe and disclose in writing the Broker's duties and responsibilities prior to the party or parties signing a contract to sell, purchase, option, or exchange real estate.

A Broker shall have the following duties and responsibilities which are mandatory and may not be abrogated or waived by a Broker, whether working with one party, or working with both parties:

- A. treat all parties to the transaction with honesty and exercise reasonable skill and care;
B. unless specifically waived in writing by a party to the transaction:
1) receive all written offer and counteroffers;
2) reduce offers or counteroffers to a written form upon request of any party to a transaction; and
3) present timely all written offers and counteroffers.
C. inform, in writing, the party for whom the Broker is providing Brokerage Services when an offer is made that the party will be expected to pay certain closing costs, Brokerage Service costs and the approximate amount of the costs;
D. keep the party for whom the Broker is providing Brokerage Services informed regarding the transaction;
E. timely account for all money and property received by the Broker;
F. keep confidential information received from a party or prospective party confidential.
G. disclose information pertaining to the Property as required by Residential Property Condition Disclosure Act;
H. comply with all requirements of the Oklahoma Real Estate Code and all applicable statutes and rules;
I. when working with one party or both parties to a transaction, the duties and responsibilities set forth in this section shall remain in place for both parties.

2. Brokerage Services provided to both parties to the transaction. The Oklahoma broker relationships law (Title 59, Oklahoma Statutes, Section 858-351 – 858-363) allows a real estate Firm to provide brokerage services to both parties to the transaction.

3. Broker providing fewer services. If a Broker intends to provide fewer Brokerage Services than those required to complete a transaction, the Broker shall provide written disclosure to the party for whom the Broker is providing services.

4. Confirmation of disclosure of duties and responsibilities. The duties and responsibilities disclosed by the Broker shall be confirmed in writing by each party in a separate provision, incorporated in or attached to the contract to purchase, option or exchange real estate.

I understand and acknowledge that I have received this notice on _____ day of _____, 20_____.

(Print Name) _____ (Signature) _____

(Print Name) _____ (Signature) _____