

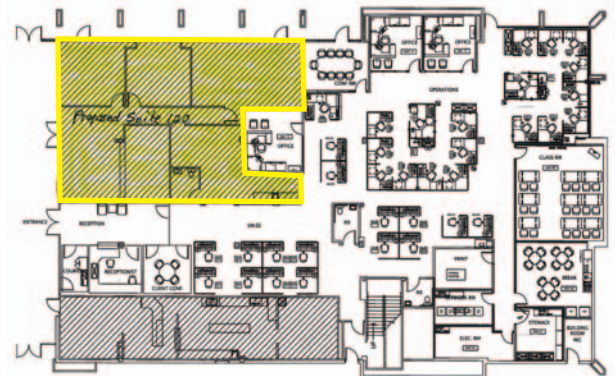


6305 Waterford Boulevard, Suite 120

Oklahoma City, Oklahoma 73118

PROPERTY HIGHLIGHTS

- Over 2,000 SF of Luxurious Office Space
- Generous Tenant Improvement Allowance
- Waterfront Suite with Outstanding Views from the Ground Floor
- Flexible Floor Plan Options with 2,000 SF
- Choose Paint, Flooring & Floorplan
- Rare Sub-Lease Opportunity in a Building with Few Vacancies
- Sub-Lease Ends: October 31, 2016
- Bellini's Restaurant On-Site
- Mimi's Deli On-Site
- Stillwater National Bank On-Site
- Hotel On-Site



TOTAL SF	2,679 SF MOL
ZONING	PUD-25
GENERAL USE	Office

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DEMOGRAPHICS

Population

1 Mile:	3 Mile:	5 Mile:
6,143	78,309	205,709

Average Household Income

1 Mile:	3 Mile:	5 Mile:
\$109,506	\$64,136	\$55,787

Total Households

1 Mile:	3 Mile:	5 Mile:
3,197	35,646	90,174

LOCATION HIGHLIGHTS

- Prestigious Nichols Hills Location
- Corner of Pennsylvania & N.W. 63rd Street
- Close to Restaurants, Banks, Coffee Shops & Shopping
- Easy Access to I-235
- Centrally Located in Oklahoma City
- Minutes from Downtown & Edmond



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