



# PEPPERTREE SQUARE | FOR LEASE

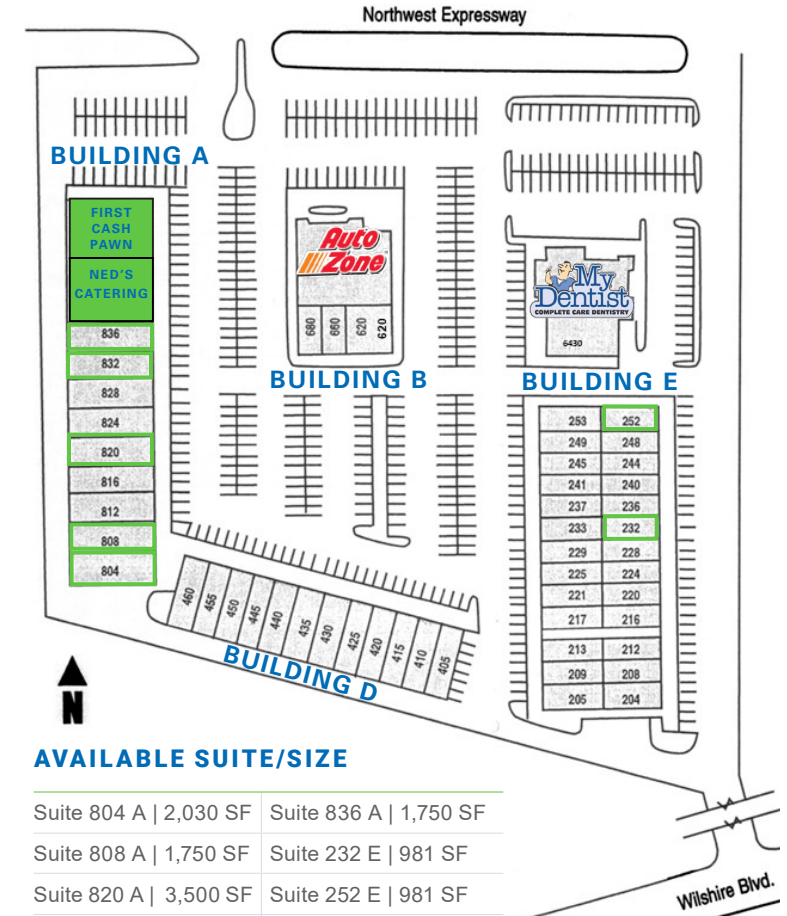
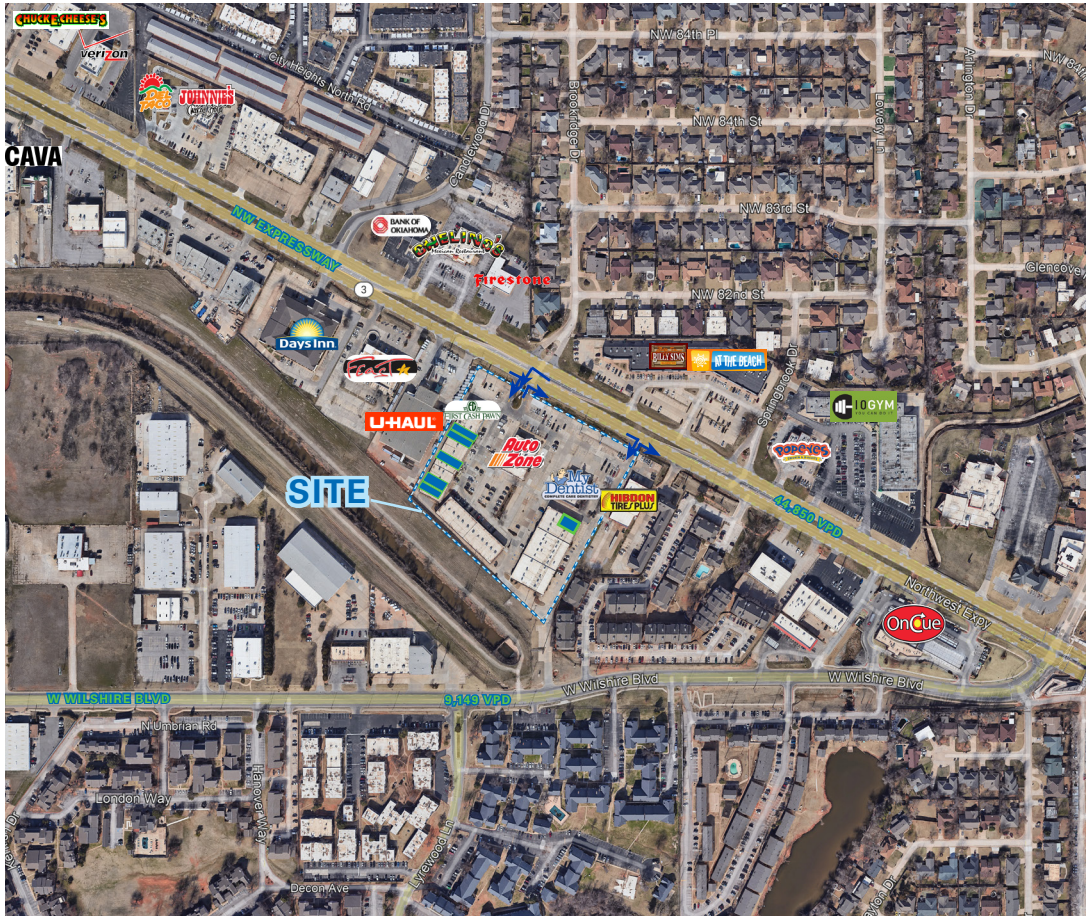
6444 NW EXPRESSWAY, OKLAHOMA CITY, OK 73132

**JIM ROSE**  
jrose@newmarkrp.com  
O: 405.879.4767

**NEWMARK**  
ROBINSON PARK



# PEPPERTREE SQUARE | FOR LEASE | 6444 NW EXPRESSWAY



## AVAILABLE SUITE/SIZE

Suite 804 A   2,030 SF	Suite 836 A   1,750 SF
Suite 808 A   1,750 SF	Suite 232 E   981 SF
Suite 820 A   3,500 SF	Suite 252 E   981 SF
Suite 832 A   1,750 SF	

## SNAPSHOT



**Traffic Count**  
NW Expressway  
44,850



**Avg. HH Income**  
3 mi Radius  
\$94,724



**Daytime Population**  
3 mi Radius  
68,228

## DETAILS

<b>Lease Rate</b>	\$9.00/SF MG
<b>CAM Charges</b>	\$3.00/SF
<b>Lease Term</b>	3-5 Years
<b>Total Size</b>	83,396 SF
<b>Year Built</b>	1984
<b>Parking Ratio</b>	3.60/1,000 SF

## HIGHLIGHTS

- NW Expressway exposure
- Good tenant mix
- Office or retail
- Local owner
- Heat/air individually metered
- Convenient to fast food & restaurants
- Monument signage on NW Expressway



204 N. Robinson, Ste 700 OKC, OK, 73102 | for more information, visit us at  
110 W. 7th, Ste 2600 Tulsa, OK, 74119 | **NEWMARKRP.COM**

The information contained herein was obtained from sources believed reliable; however, Newmark Robinson Park makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. Independently Owned and Operated.