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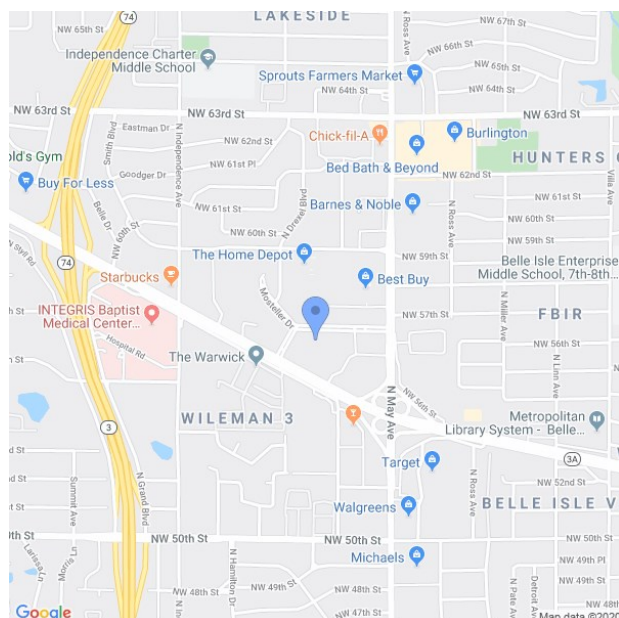


Center 3000

3000 UNITED STATES BLVD., OKLAHOMA CITY, OKLAHOMA 73112



COMMERCIAL • OFFICE • FOR LEASE



LEASE RATE **\$12.00-\$14.50 /SQFT FS**

ZONING **C-3**

BLDG TYPE **MULTI-TENANT**

CLASS **B**

YEAR BUILT **1972**

YEAR RENOVATED **205**

STORIES **2**

GROSS BLDG **104,500 SQFT**

CONTIG SPACE **3,216 SQFT**

LAND AREA **4.88 ACRES**

SUB-MARKET **NORTHWEST**

Center 3000 Amenities:

- (2) Building Conference Rooms
- Building Fitness Center
- Easy Drive up Access and Ample Free Parking
- Janitorial Services

Center 3000 is a two-story Class B multi-tenant office building consisting of approximately 114,800 square feet on a 4.8819-acre site. Arriving vehicles may approach and exit the building using three main streets including May Avenue to

the east to United Founders Blvd.; from the south, exit Northwest Expressway turning north on to Mosteller Drive; and, from the east, exit NW 63rd by taking Mosteller to Drexel or Independence;

Center 3000 is located in the northwest quadrant, near the intersection of Northwest Highway and N. May Avenue, in Oklahoma City, Oklahoma County, Oklahoma 73112. The location provides excellent access to major interstate highways (I-44 feeding into I-40) as well as other key traffic arteries. The property is located ten (10) minutes from Downtown Oklahoma City, ten (10) minutes from Will Rogers International Airport, five minutes from Deaconess Hospital and two blocks east and across the street from Integris Medical Center.

Hotels within two blocks include Marriott, Hampton Inn, Wyndham, Holiday Inn Express and Comfort Inn.

The traffic count for Northwest Highway and N. May exceeds 45,000 and 37,000 cars daily, respectively.

 8 Spaces

TYPE: OFFICE BUILDING SUITE/UNIT: 111	AVAILABLE: 722 SqFt FLOOR: 1	LEASE RATE: \$12.00 FS MAX CONTIGUOUS: 1,517 SqFt
TYPE: OFFICE BUILDING SUITE/UNIT: 121	AVAILABLE: 798 SqFt FLOOR: 1	LEASE RATE: \$12.00 FS
TYPE: OFFICE BUILDING SUITE/UNIT: 135	AVAILABLE: 4,764 SqFt FLOOR: 1	LEASE RATE: \$12.00 FS
TYPE: OFFICE BUILDING SUITE/UNIT: 104G	AVAILABLE: 1,980 SqFt MAX CONTIGUOUS: 3,216 SqFt	LEASE RATE: \$14.00 FS
TYPE: OFFICE BUILDING SUITE/UNIT: 108G	AVAILABLE: 1,236 SqFt MAX CONTIGUOUS: 3,216 SqFt	LEASE RATE: \$14.50 FS
TYPE: OFFICE BUILDING SUITE/UNIT: 142	AVAILABLE: 2,066 SqFt FLOOR: 1	LEASE RATE: \$12.00 FS
TYPE: OFFICE BUILDING SUITE/UNIT: 224	AVAILABLE: 3,106 SqFt FLOOR: 2	LEASE RATE: \$14.00 FS
TYPE: OFFICE BUILDING	AVAILABLE: 1,321 SqFt	LEASE RATE: \$12.00 FS

