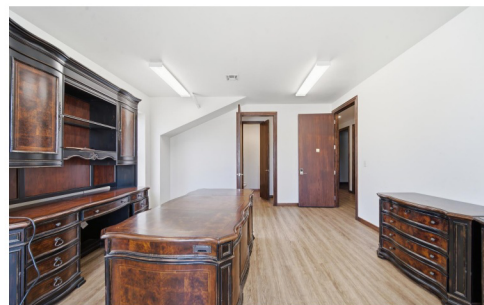




370690 Old Highway 64, Cleveland, OK 74020

Designed for productivity, collaboration, and future growth, this exceptional 10,000 square foot m/l executive office headquarters offers the rare opportunity to purchase a move-in-ready corporate campus without the expense of major tenant improvements. Ideally positioned with convenient access to both Tulsa and Stillwater, the property provides an outstanding regional location for companies serving northeast and north-central Oklahoma. Constructed in 2016, the thoughtfully designed floor plan includes approximately 25 private offices, an impressive reception area, executive offices, large conference room, expansive training or collaboration room, dedicated media space, workout room, copy and support areas, shop space, multiple ADA-accessible restrooms, and generous storage throughout. The spacious employee break room features custom cabinetry, granite countertops, a large center island, and full kitchen appliances, creating a welcoming gathering space for staff and clients alike. Professional finishes are found throughout the building, including granite countertops, custom wood cabinetry, luxury executive offices, and quality commercial construction. Fiber-optic internet service, central HVAC throughout the main level, a dedicated mini-split system serving the upstairs media area, and a Kohler backup generator provide the infrastructure today's businesses require. Situated on approximately 7.58 acres with excellent highway access, this property offers flexibility for a wide variety of uses including corporate headquarters, engineering firms, healthcare administration, educational organizations, government agencies, construction companies, energy services, professional offices, or executive office suites. Properties of this quality, size, and condition are seldom available. Whether expanding an existing operation or establishing a regional headquarters, this facility offers the professional image, functionality, and room to grow that successful organizations demand.



Property Features

- Executive Corporate Headquarters
10,000 SF m/l
7.58 Acres near major Highway
Easy Access to Stillwater and Tulsa
- Fiber Optic Internet
Kohler Backup Generator
On Site Safe Room
Executive Reception Area
- Large Conference Area
Large Media Center/Training Room
Executive Suite with private bath
Granite Kitchen Break area

tours.shutterhousetours.com/3177

Kenny Tate Broker Associate | Keller Williams Advantage

(918) 607-6194 | (o)(918) 241-7653

kennytate@kw.com



All information deemed reliable, but not guaranteed

111574