

FOR SUBLEASE

# 7740

NW 85TH TERRACE



OKLAHOMA CITY, OK 73132

**CBRE**



# 7740

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OKLAHOMA CITY, OK 73132

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01 Executive Summary

02 Photos

03 Property Overview

04 Floor Plan

# CONTENTS



# 01

## EXECUTIVE SUMMARY

## Plug-and-Play Sublease Opportunity in NW Oklahoma City

**Address:** 7740 NW 85th Terrace, Oklahoma City, OK 73132

**Size:** 51,826± SF

**Availability:** Immediate

**Sublease Term:** Through August 31, 2027 (Negotiable)

**Asking Rate:** \$11.00/SF NNN

### Property Highlights:

This one-story office building offers a rare opportunity to lease move-in ready office space in the NW Oklahoma City area. Featuring a functional design, this well-maintained property built in 2000 and renovated in 2002 is ideal for businesses seeking a turn-key solution.

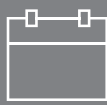
*This is an excellent opportunity to secure move-in ready space in a prime location.*



FULLY FURNISHED  
MOVE-IN READY



BADGE ACCESS  
CONTROL SYSTEM



SUBLEASE UNTIL  
AUGUST 2027

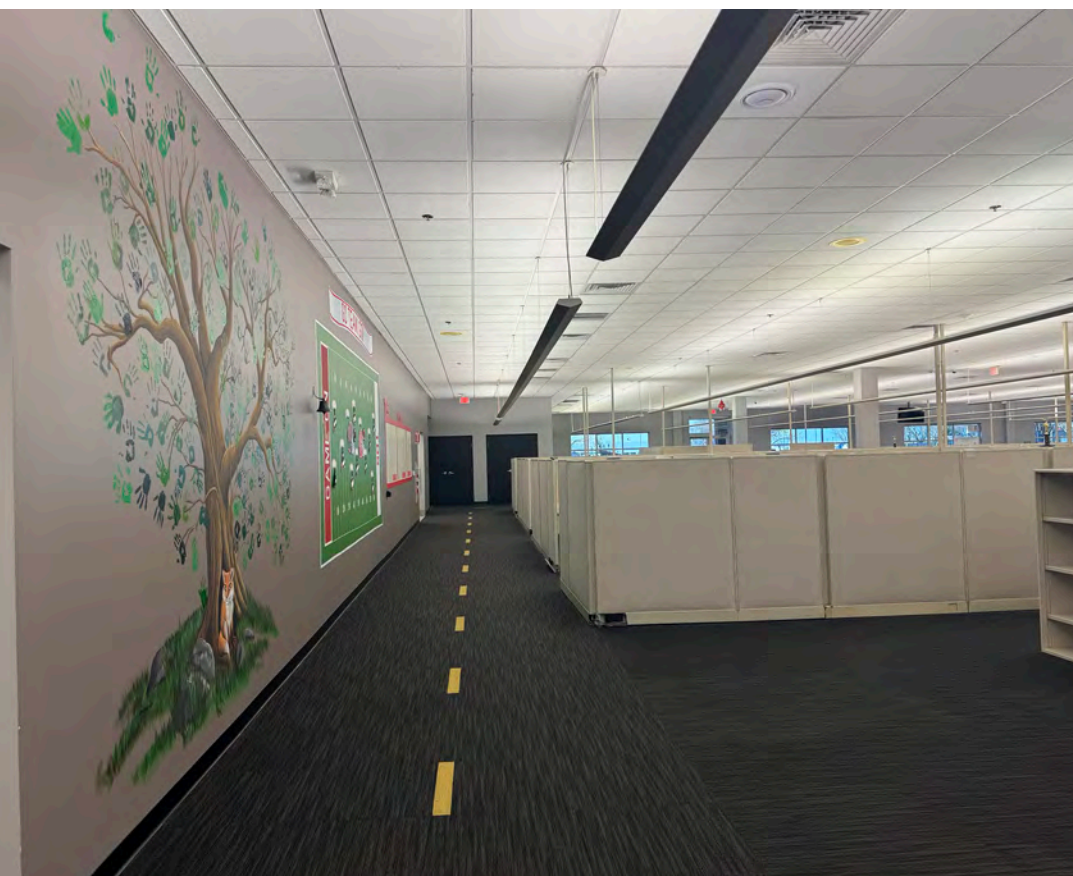
## Key Features:

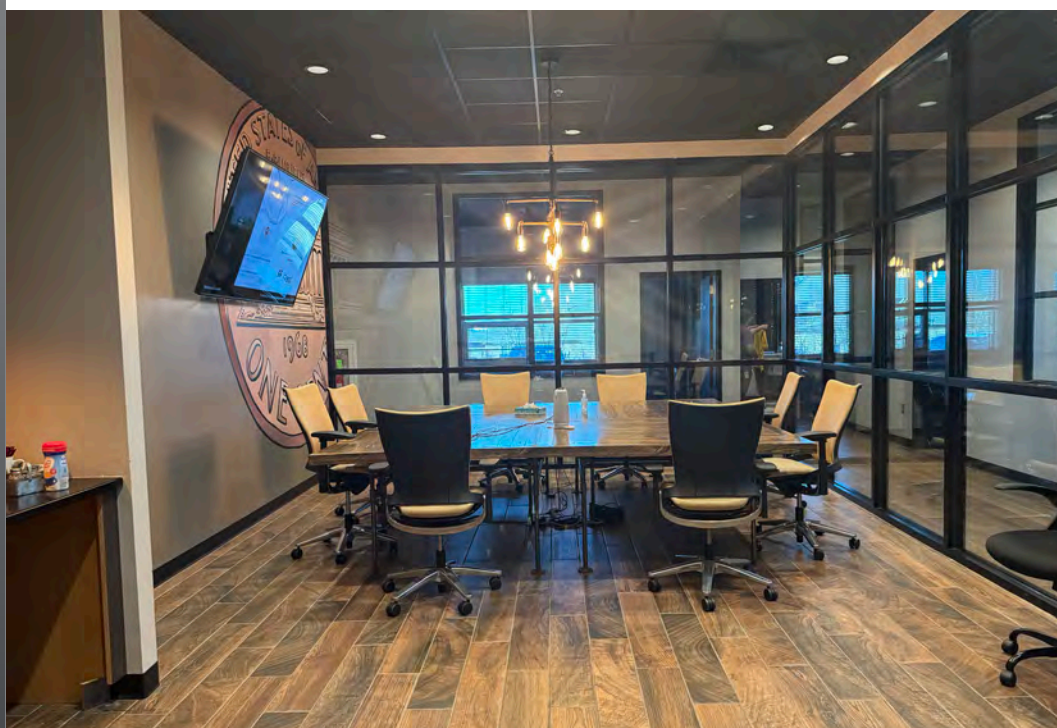
- + **Plug-and-Play Ready:** The space comes fully furnished, allowing for immediate occupancy and minimal downtime.
- + **Prime Location:** Situated in a convenient NW Oklahoma City location, offering easy access to major thoroughfares and amenities.
- + **Space Layout:** The space features a training room, event space, large kitchen/break room, and an executive office area with private offices and conference rooms.
- + **Abundant Parking:** Ample parking with 610 spaces, including 21 designated for handicap accessibility.
- + **Robust Infrastructure:** Built with your business needs in mind, featuring: 750k watt generator for reliable power supply. Advanced climate management system for optimal comfort. Secure badge access control system for enhanced security. Building sound system for internal communications and ambiance. Dedicated server room with supplemental HVAC for critical IT infrastructure. 2,500 amp 480/277 volt power service. High-speed connectivity with AT&T and Cox Fiber. Comprehensive fire suppression and alarm systems.
- + **Zoning:** PUD-262 (C-3 / AE-2) - offers flexibility for various business types.



— IF THE —  
**PLAN**  
DOESN'T  
**WORK**  
• CHANGE THE PLAN. •  
BUT NEVER THE  
»» **GOAL** ««

**02** PHOTOS







03

PROPERTY  
OVERVIEW

PROPERTY OVERVIEW



PREMIUM BACK  
OFFICE SPACE



BUILT IN  
2000/2002



BUILDING SIZE  
100,037 RSF



ACCESS TO MAJOR  
THOROUGHFARES



ABUNDANT  
ON-SITE PARKING



750K WATT  
GENRATOR



LARGE COMMUNITY  
ROOM



MULTIPLE  
CONFERENCE ROOMS



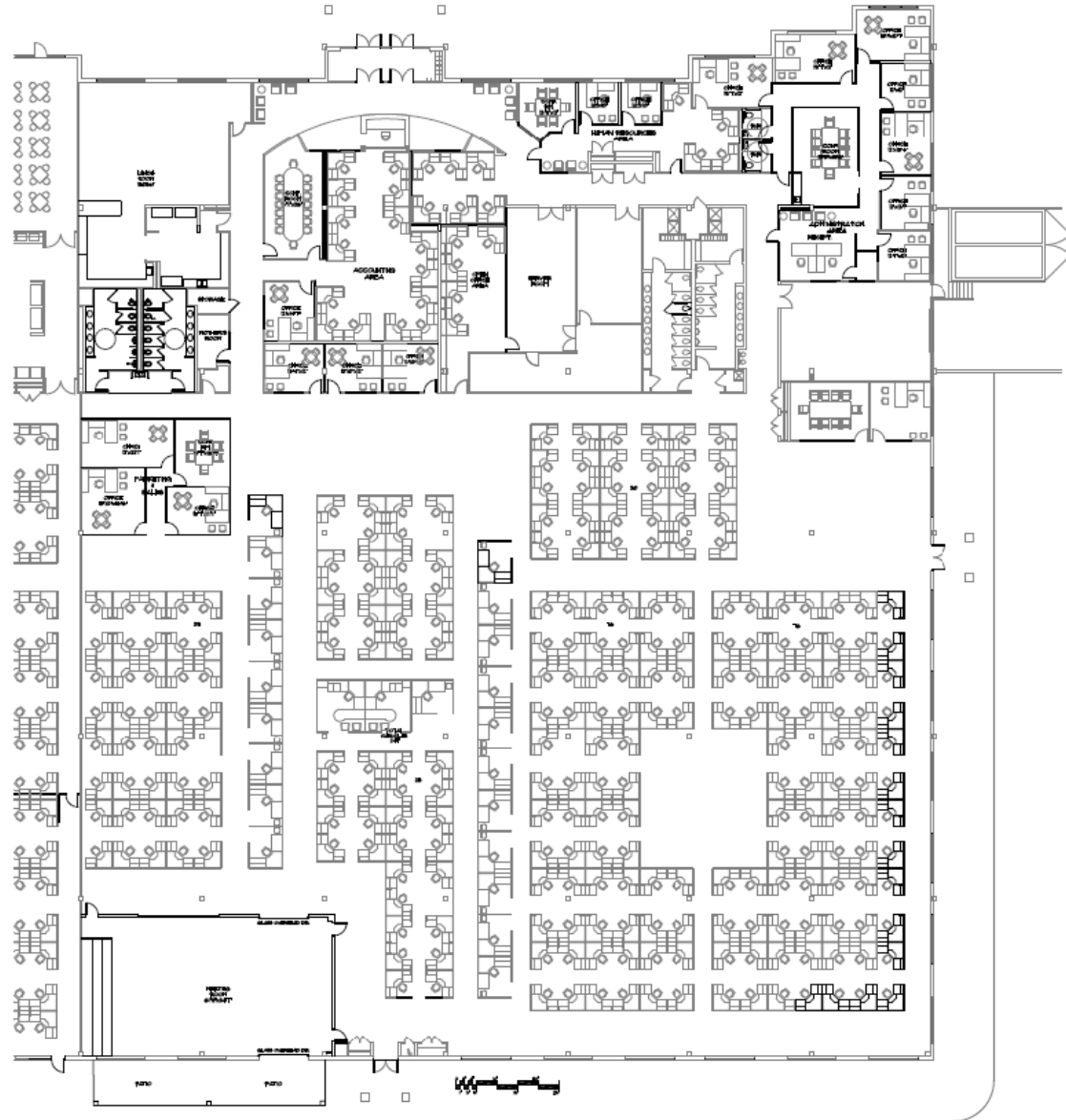
NEARBY  
AMENITIES





# 04 FLOOR PLAN

[CLICK HERE TO VIEW 3D TOUR](#)



PARTIAL FLOOR PLAN  
SCALE - 3/8" = 1'-0"





# Amenities Map





# 7740

N W 8 5 T H T E R R A C E  
O K L A H O M A C I T Y , O K 7 3 1 3 2

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