

GRAND PARK COMMONS 1008, 1010 NW GRAND BLVD & 5530-5534 N WESTERN AVENUE



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Lease Rate

\$16.50 SF/yr (Full Service)

GRAND PARK COMMONS 1008, 1010 NW GRAND BLVD & 5530-5534 N WESTERN AVENUE



PROPERTY DESCRIPTION

Grand Park Commons is a well-established office park situated in the heart of Oklahoma City's dynamic Western Avenue corridor. Set among mature trees and classic brick architecture, the development offers a professional and approachable setting for a wide variety of businesses. With multiple standalone office buildings within the park, Grand Park Commons blends the convenience of urban accessibility with the comfort of a campus-like environment. Tenants and visitors alike enjoy immediate access to I-44, Lake Hefner Parkway, and the Broadway Extension, making commutes simple from any part of the metro. The surrounding area is rich with amenities, including some of Oklahoma City's most popular restaurants, boutiques, and fitness options, as well as quick access to Penn Square Mall and the Nichols Hills Plaza. Grand Park Commons provides a unique opportunity to establish a presence in one of the city's most vibrant and well-connected commercial districts.

PROPERTY HIGHLIGHTS

- Direct access to Western Avenue, I-44, and NW 63rd St
- Just minutes from Penn Square Mall, Nichols Hills, and Broadway Extension
- Surrounded by numerous restaurants and retailers, namely Whole Foods, Starbucks, Flower Child, and Trader Joes, as well as Classen Curve

OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (Full Service)
Available SF:	979 - 3,862 SF
Lot Size:	17,964 SF
Building Size:	5,488 SF

SPACES	LEASE RATE	SPACE SIZE
1008 NW Grand - Suite A	\$16.50 SF/yr	3,862 SF
1008 NW Grand - Suite B	\$16.50 SF/yr	2,052 SF
1008 NW Grand - Suite C	\$16.50 SF/yr	979 SF
1010 NW Grand - Suite B	\$16.50 SF/yr	3,740 SF
5530 N Western - Suite C (Upstairs)	\$16.50 SF/yr	1,723 SF

IAN SELF

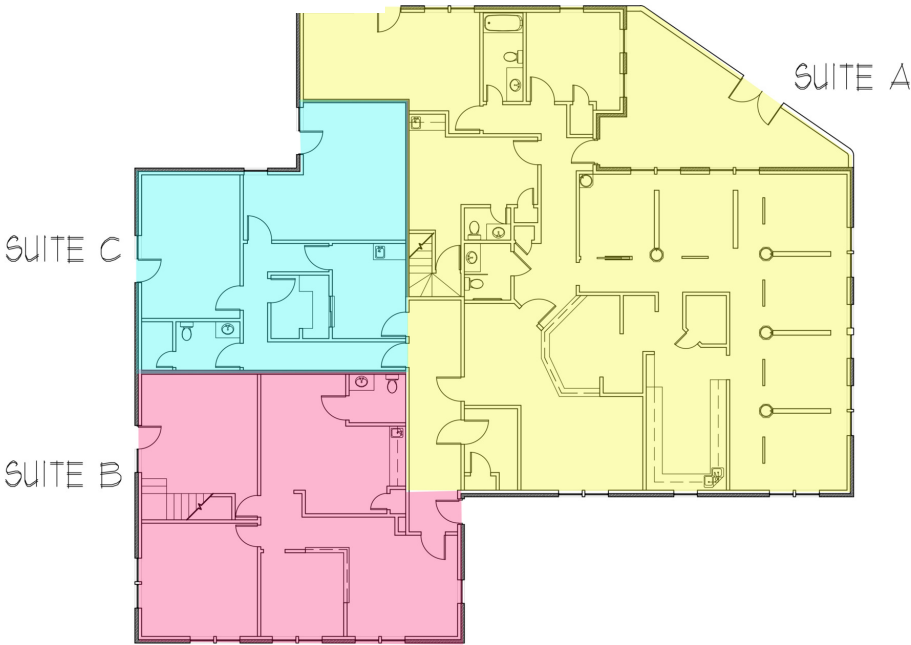
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GRAND PARK COMMONS

1008 NW GRAND

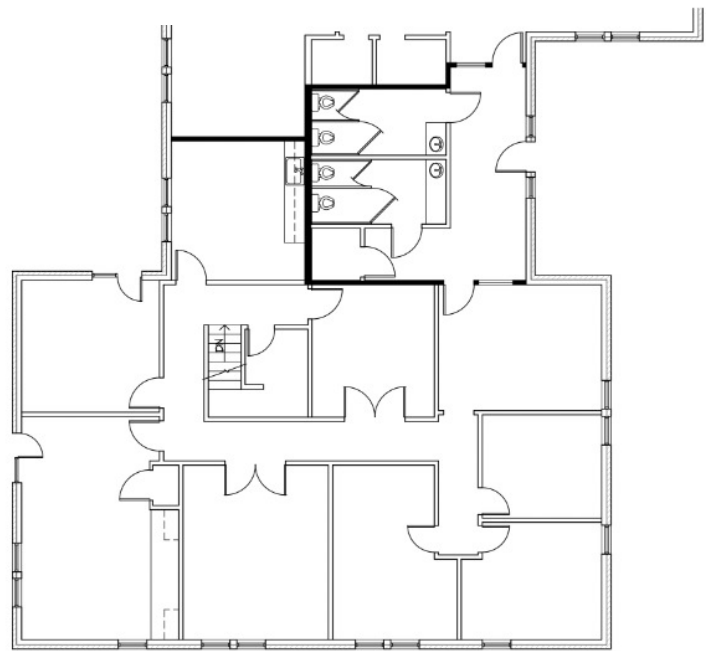


NOW AVAILABLE FOR LEASE

TENANT	SUITE	SPACE SIZE	RATE
Available	1008 NW Grand - Suite A	3,862 SF	\$16.50 SF/yr
Available	1008 NW Grand - Suite B	2,052 SF	\$16.50 SF/yr
Available	1008 NW Grand - Suite C	979 SF	\$16.50 SF/yr

GRAND PARK COMMONS

1010 NW GRAND

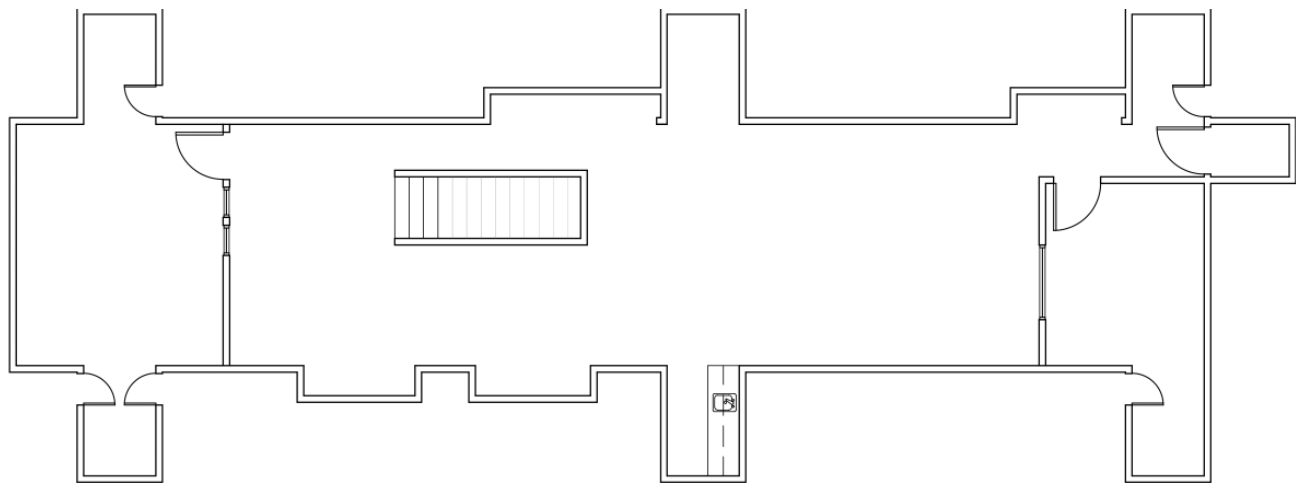


NOW AVAILABLE FOR LEASE

TENANT	SUITE	SPACE SIZE	RATE
Available	1010 NW Grand - Suite B	3,740 SF	\$16.50 SF/yr

GRAND PARK COMMONS

5530 N WESTERN



NOW AVAILABLE FOR LEASE

TENANT	SUITE	SPACE SIZE	RATE
Available	5330 N Western - Suite C (Upstairs)	1,723 SF	\$16.50 SF/yr

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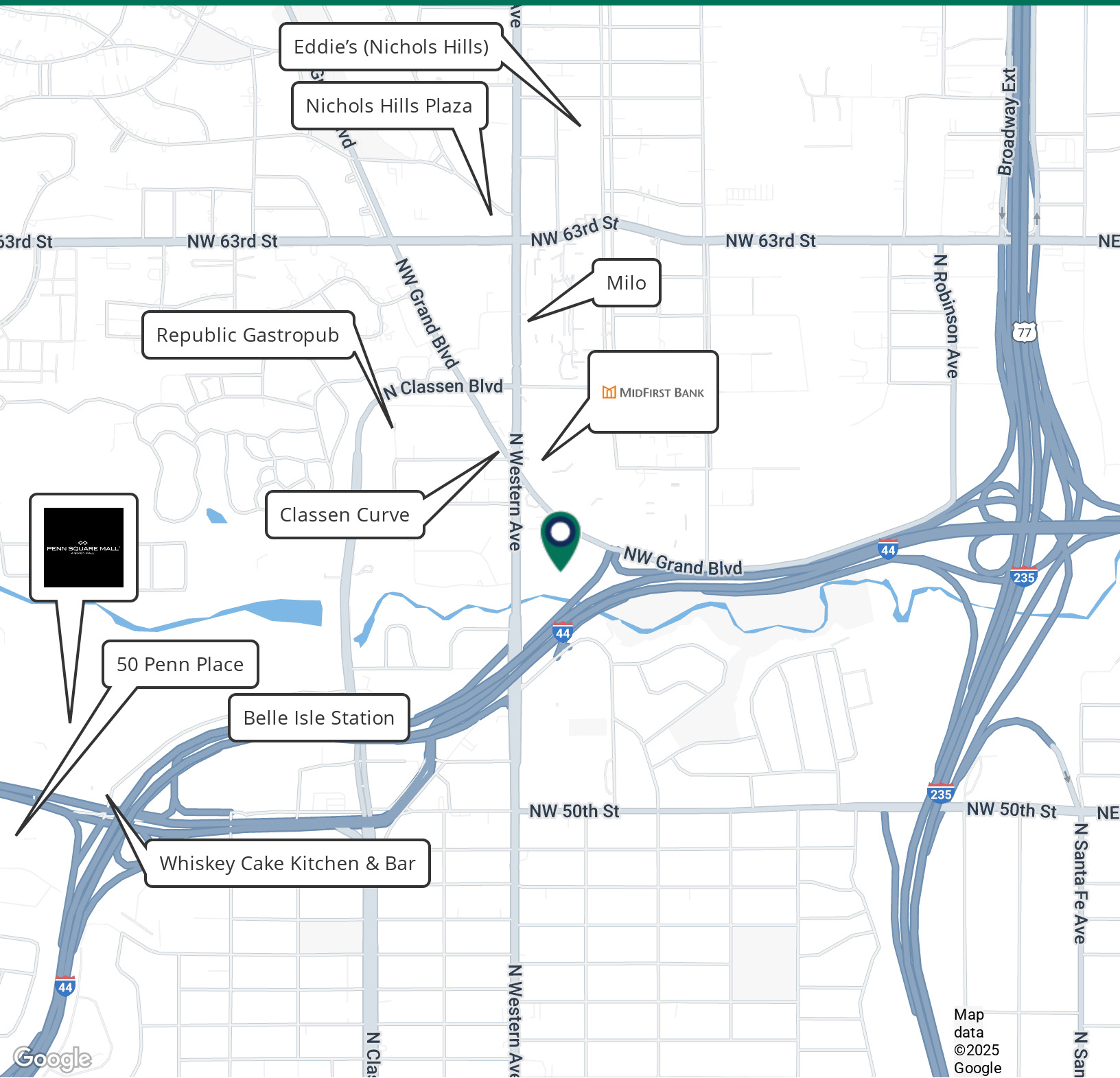
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