



vanguard
DEVELOPMENT

Westernview Professional Building
7249 S. Western Avenue
Oklahoma City, OK 73139

- Second Floor Office Suite: 2,386 sf
- Lease Rate: \$12.75 per sf FSG



Michael C. Platt, CCIM
Direct: 405-562-7492
michael@vanguarddevelopment.com

Steven E. Cottom, CCIM
Direct: 405-562-7493
steve@vanguarddevelopment.com

11600 Broadway Extension
Suite 250
Oklahoma City, OK 73114

Phone: 405-840-5081
Fax: 405-840-5084

www.vanguarddevelopment.com

- Immediate Access to I-240
- Floor Plate: 11,000 sf ±
- Available Space: 2,386 sf ±
- Improvement Allowance Available
- Will Finish to Suit



- Atrium Lobby
- Elevator
- Extensive Wood Molding
- Granite Floors
- High Ceilings
- 6' Corridors
- ADA Compliant
- Ample Parking
- 24 hour key card access
- Video Surveillance
- Nightly janitorial included
- Lease Rate: \$12.75 per sf FSG

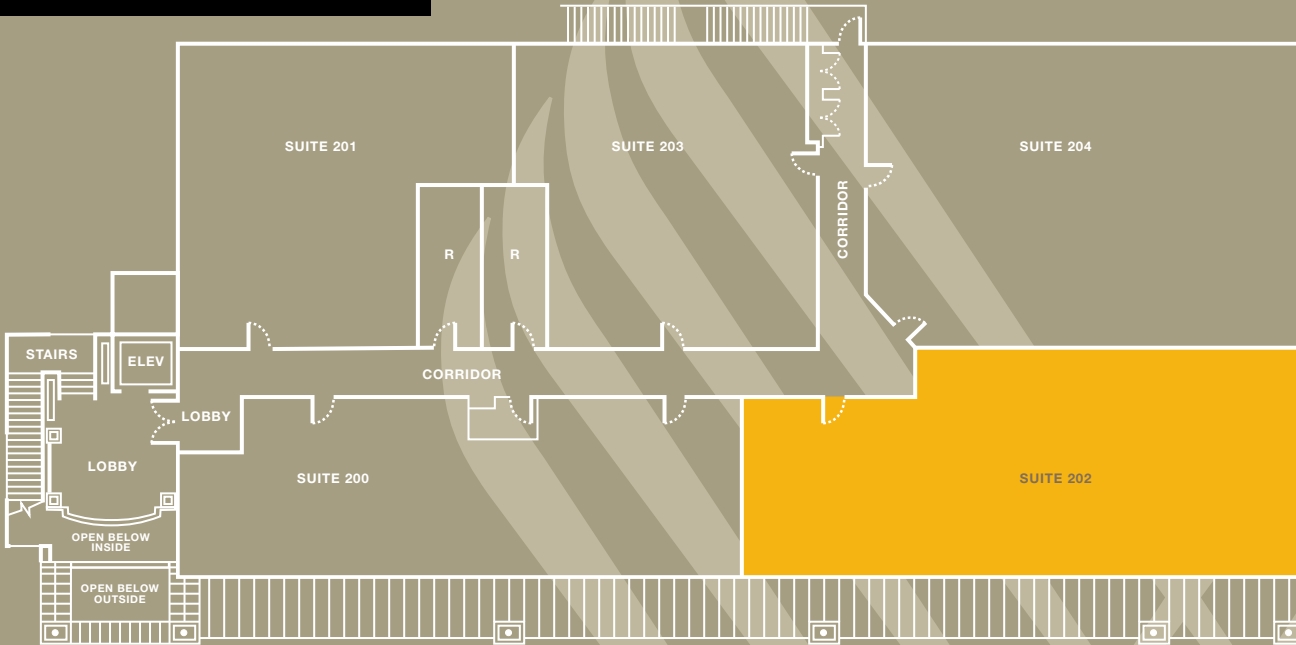




vanguard
DEVELOPMENT

Westernview Professional Building
7249 S. Western Avenue
Oklahoma City, OK 73139

- Second Floor Office Suite: 2,386 sf
- Lease Rate: \$12.75 per sf FSG



Michael C. Platt, CCIM
Direct: 405-562-7492
michael@vanguarddevelopment.com

Steven E. Cottom, CCIM
Direct: 405-562-7493
steve@vanguarddevelopment.com

● Neighboring Businesses:

