

NEWMARK GRUBB
LEVY STRANGE BEFFORT

Track 13 Executive Office Suites | FOR LEASE
14 NE 13th Street, Oklahoma City, OK 73104

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PROPERTY OVERVIEW

Track 13 Executive Office Suites were designed to create a comfortable, sustainable, and productive work environment for innovative individuals wanting to feel a part of the synergy of other like-minded individuals. It offers a state of the art conference room with audio/video capabilities, cozy lounge areas, and a fully equipped executive kitchen. Other tenant shared amenities include a fitness facility with towel service, shower, massage/meditation room, copier/print services, shared IT closet for your own server or network and heated indoor garage. The interior design is sleek and modern with bold colors accented by the large windows throughout the building.

Located just minutes from the Central Business District and State Capital with immediate access to I-235, I-35 and I-40. The surrounding area offers a host of hotels, restaurants, the Myriad Gardens, and the highly anticipated Scissortail Park. The new convention center is slated to open in 2020.

AVAILABLE

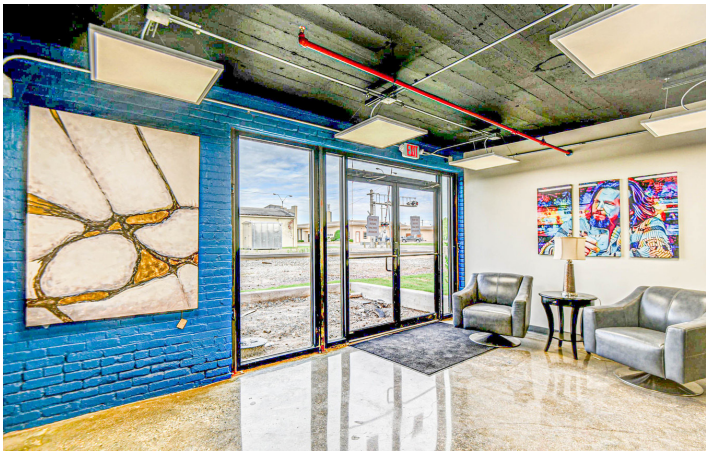
Suite	Size	Lease Type	Lease Rate
Suite 101	262 SF	Full Service	$1,750/Month
Suite 105	163 SF	Full Service	$1,000/Month
Suite 107	170 SF	Full Service	$1,000/Month
Suite 109	140 SF	Full Service	$1,000/Month
Suite 113	280 SF	Full Service	$1,500/Month
Suite 114	306 SF	Full Service	$1,500/Month
Suite 116/117	400 SF	Full Service	$2,000/Month
Suite 119	504 SF	Full Service	$1,500/Month
Suite 120	170 SF	Full Service	$ 500/Month
Suite 122	1,450 SF	Full Service	$4,000/Month

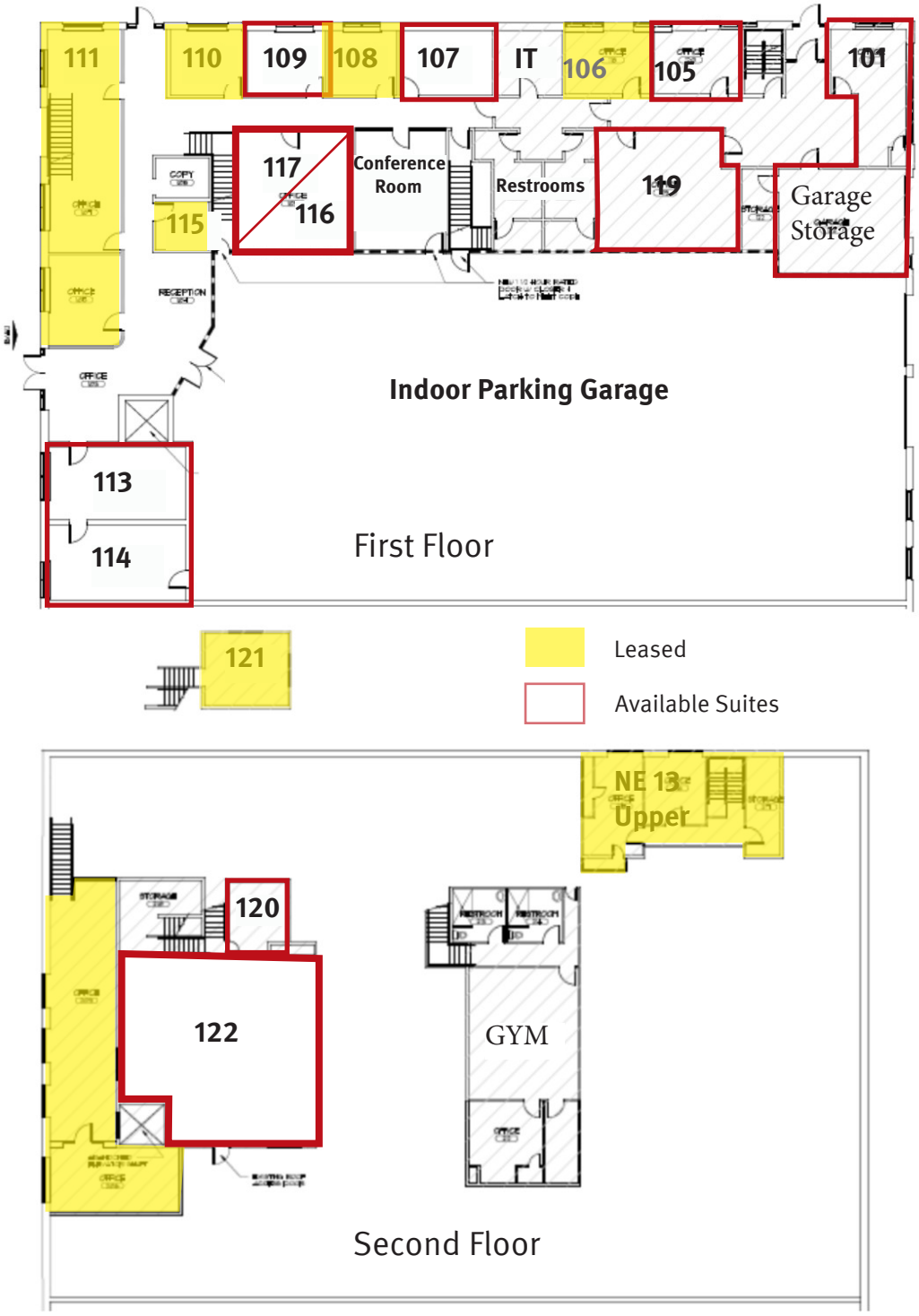
AMENITIES

Flat monthly fees - full service	On-site gym with showers
Small suites available	Massage/meditation room
Audio/Visual conference room	Executive kitchen
State of art security system	Lounge areas
Individual office thermostats	Large window lines
Mail/copy room	Prestigious Midtown location
Private heated garage	Streetcar and bus routes

* SUITE 101

This suite is in the northeast corner of the building and includes a private garage and storage area.





PROPERTY DETAILS

Available	139 - 1,981 SF
Lease Rate	$1,000 - $4,000/Mo
Year Built	1939
Year Renovated	2019
Total SF	26,637
Indoor Parking	28 spaces
Surface Parking	30 +

TENANTS

Each tenant has 24/7 access to the building via indoor parking (for a fee) or surface parking to the north. There is metered copier with fax and scanner, postage meter and mailbox plus free wifi. The building offers state of art security as well as personal office thermostats.

NEARBY

myriad botanical GARDENS

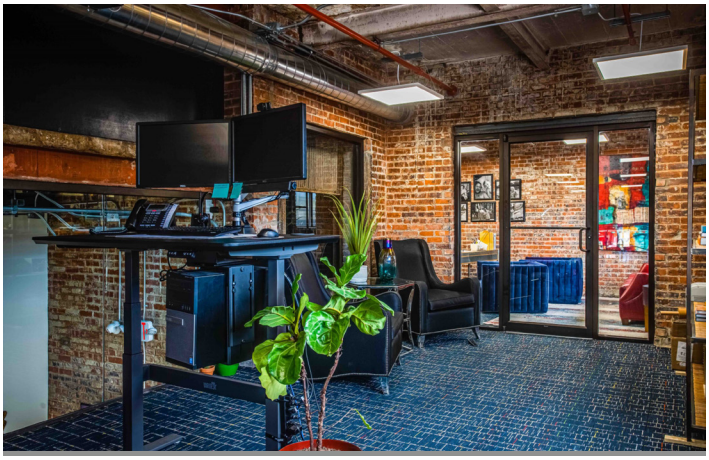


Chesapeake Arena

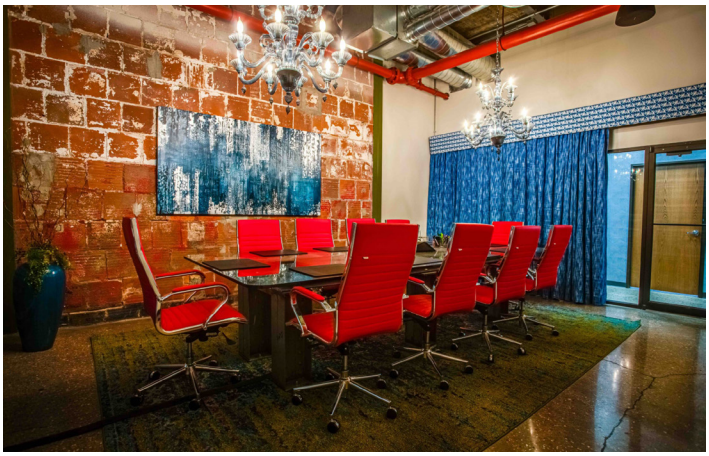


SCISSORTAIL PARK

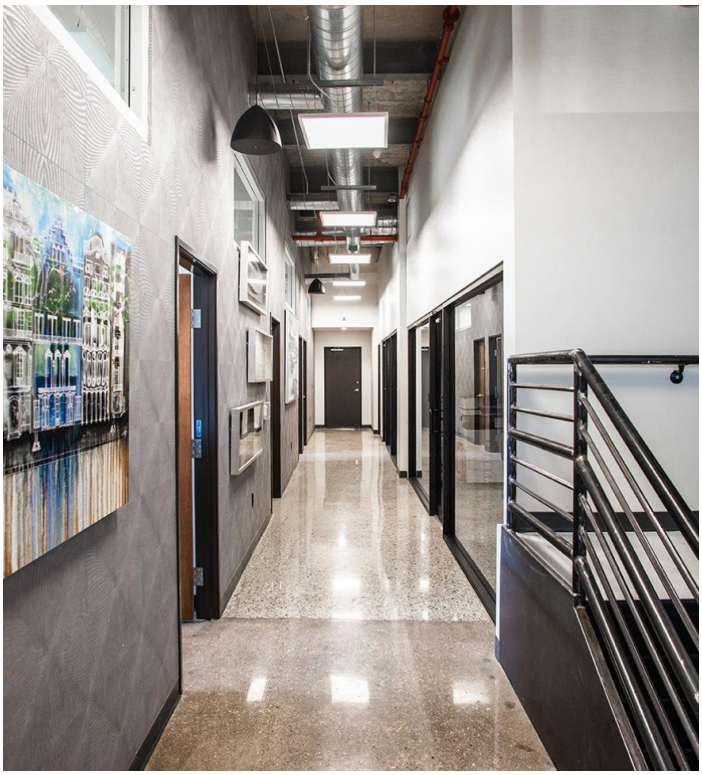


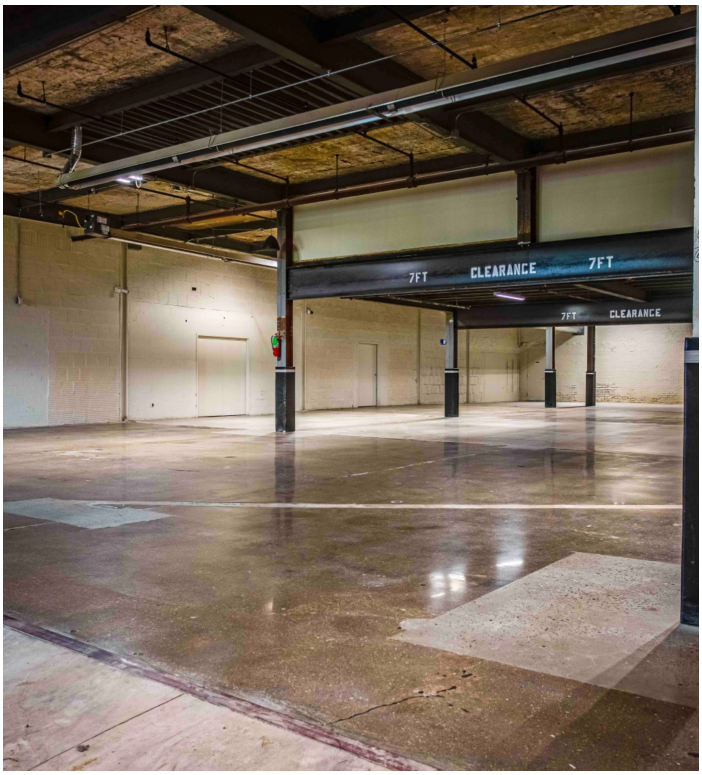












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