

OFFICE SPACE FOR SALE

6644 NW 39th Expressway
DOWNTOWN BETHANY

WIGGIN PROPERTIES, LLC



Property Type: Office

Size: 4,004 SF

Price: \$385,000

Parking: Angled parking in front
8-car private parking in rear
2-car garage

Highlights:

- High ceilings
- French doors throughout
- Excellent frontage

Description: Located on the main street of downtown Bethany, this space is ideally suited for office use. French doors and high ceilings create a professional office environment. Large windows offer street views and excellent frontage. A 2 car garage provides convenience for parking or storage. Ample parking in both the front and back of the property allows for easy access by employees and clients alike.



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Wiggin Properties, LLC

5801 N. Broadway

Suite 120

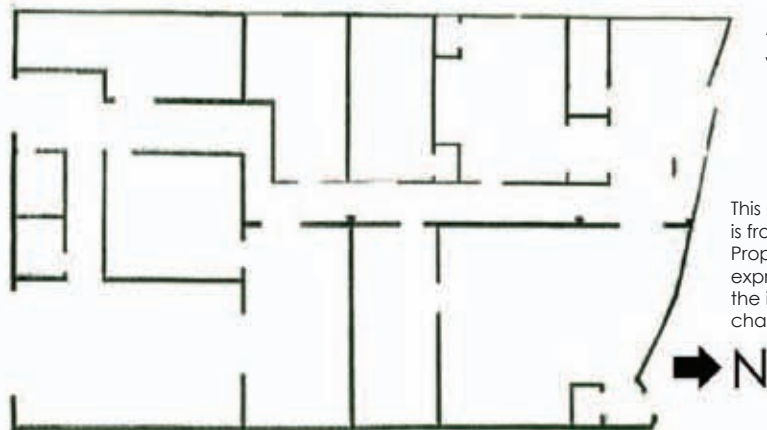
Oklahoma City, OK 73118

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Additional Information:
www.wigginprop.com

842-0100

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Location: This property, in downtown Bethany on Route 66, receives high visibility from students at both Southern Nazarene University and Southwestern Christian University and visitors and employees of the nationally-known Children's Center just down the road. Traffic for this portion of Route 66 is approximately 30,000 cars per day. This property is also conveniently located with quick access to I-40, Kilpatrick Turnpike, NW Expressway & Hefner Parkway. Directly across from Southern Nazarene and just up the road from the Children's Center, it offers excellent visibility, easy access, and great deal of foot traffic.