



FOR LEASE

801 NW 10th Street

PROPERTY DESCRIPTION

Prime retail/office space available in Midtown Oklahoma City. Highly visible with frontage along NW 10th St & Shartel Ave, offering hard corner signage opportunities. Downtown/Midtown Oklahoma City has seen explosive growth in recent years with over 80,000 employees commuting daily and 10,000 full time residents. Located on the first floor of the LIFT apartments, with separate exterior access, presents a unique opportunity for retailers or food service operators to have a "built-in" customer base.

LOCATION DESCRIPTION

Located in a vibrant and highly walkable downtown/midtown area, this property offers excellent visibility from NW 10th St and Shartel Ave. Situated on the first floor of the modern LIFT Apartments, it benefits from a high residential density and a prime location along a major thoroughfare.

PROPERTY OVERVIEW

- Located on a main downtown/midtown thoroughfare
- Highly walkable area with high residential density
- Signage opportunities on both NW 10th St and Shartel Ave
- Flexible tenant build out terms

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Number of Units:	2
Available SF:	2,042 - 2,147 SF
Building Size:	4,189 SF

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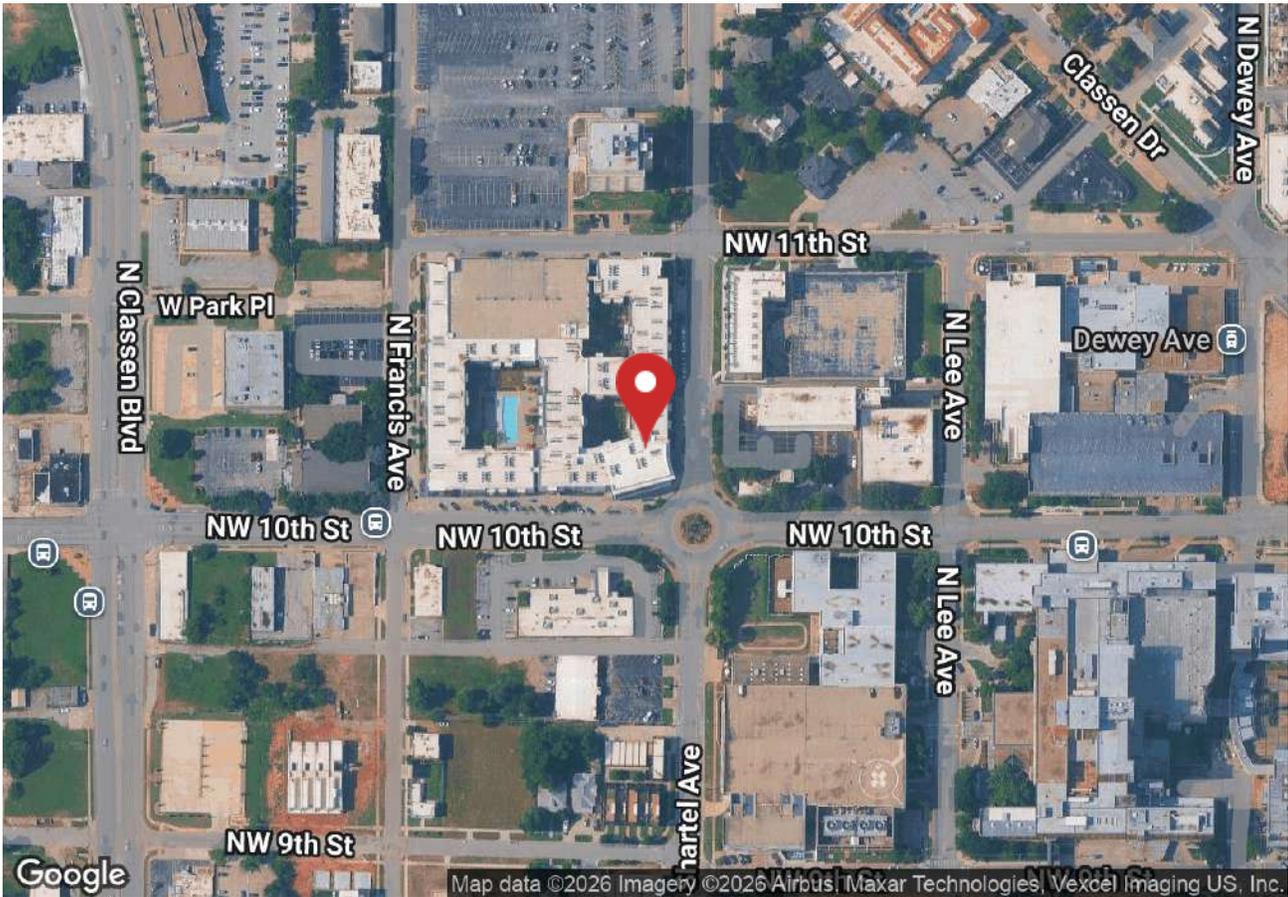
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
West Space	Available	2,147 SF	Modified Gross	\$18.00 SF/yr	Flexible office/retail space with floor to ceiling glass windows and NW 10th Street frontage; can be combined with East space for a total of 4,189 SF.
East Space	Available	2,042 SF	Modified Gross	\$18.00 SF/yr	Flexible office/retail space with floor to ceiling glass windows and NW 10th Street frontage. can be combined with West space for a total of 4,189 SF.

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