

COMMERCIAL BUILDING FOR LEASE



8301 N GLADE AVE. OKLAHOMA CITY OK 73132

Contact: Shyon Keoppel Text: 405.229.1475 Email: shyon@skventuregroup.com



FOR LEASE

8301 N Glade Ave., Oklahoma City OK

Unlock the potential of this versatile commercial property in a high-visibility northwest Oklahoma City location. Formerly operated as a sports bar, this building offers a ready-made foundation for your next hospitality, entertainment, or retail concept. With an open floor plan, existing bar infrastructure, and ample space for seating, gaming, or live entertainment, the layout is primed for a smooth transition into your business vision.

PROPERTY HIGHLIGHTS:

- Highly visible corner-lot location in northwest Oklahoma City
- Ample on-site parking
- Surrounded by established residential neighborhoods, supporting consistent customer traffic
- Attractive option for investors

Reach out to schedule a tour and see first hand how this space can
transform your business.

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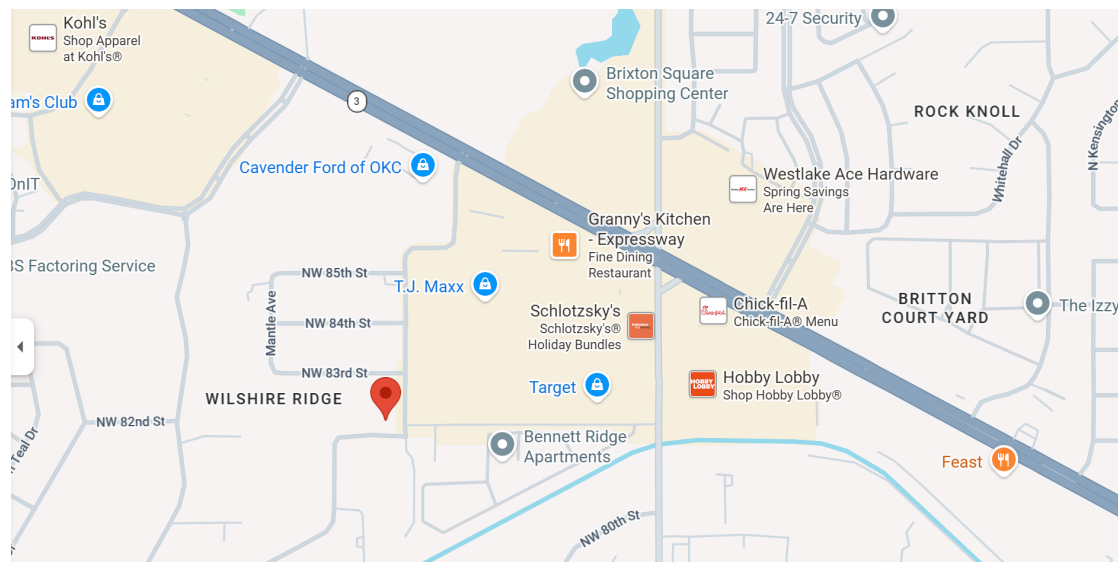
OFFERING SUMMARY

BUILDING SIZE	4,631 SF MOL
<u>LAND SIZE</u>	41,620 SF MOL
LEASE TYPE	NNN
BASE RENT	\$12/SF - \$4,631.00/MONTH
NNN	\$2.76/SF - \$1,065.02/MONTH
TOTAL RENT	\$14.76/SF - \$5,696.02/MONTH
TERM	3 YEARS / 36 MONTHS



LOCATION HIGHLIGHTS

- Zoned I-2
- Prime northwest OKC location with strong visibility
- Located near major thoroughfares including NW Expressway, Hefner Parkway, and Lake Hefner Drive
- Easy access for customers traveling from The Village, Nichols Hills, Warr Acres, and OKC metro
- High-traffic corner lot ideal for customer-facing business



Solas REAL ESTATE OTHER PROPERTIES AVAILABLE

FOR LEASE

2010-2021 Exchange Ave, Oklahoma City, OK

-4,401 - 8,406 SF @ \$4.75-\$6.00/SF plus NNN

36 NE 36th St, Oklahoma City, OK

-21,531 SF @ \$5.50/SF plus NNN

3841 NW 10th, Oklahoma City, OK

-3,910 SF @ \$5.50/SF plus NNN

1244 NW 4th Suite 100, Oklahoma City, OK

-6,385 SF @ \$4/SF plus NNN

401 NW 10th, Oklahoma City, OK

-1,489-8,247 SF @ \$10.77-\$19.50/SF plus NNN

1012-1016 N Walker, Oklahoma City, OK

-3,680 SF @ \$5,500/Month plus NNN

1704 NW 6th, Oklahoma City, OK

-10,098 SF @ \$7/SF plus NNN

FOR SALE

3841-3845 NW 10th, Oklahoma City, OK

- \$540,000

8301 Glade Ave, Oklahoma City, OK

- \$622,703

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Please text for best response!

