

**COMMERCIAL BUILDING**    **4,560 SF**  
*FOR LEASE*



**1216 N COUNCIL ROAD, OKLAHOMA CITY, OK 73127**



7501 Broadway Extension  
Oklahoma City, OK 73116

Presented By:

**George W. Huffman**  
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Assisted By:

**Heather Wolf**  
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## PROPERTY OVERVIEW

This 4,560 sf stand-alone building was recently renovated for a dispensary, which means a buyer gets the benefit of a first class buildout due to the attention paid to details to pass the stringent occupancy permit. The property has high visibility, whereby, it fronts NW Council with a large front parking lot and yard area behind. The building interior layout is essentially divided into two parts, with a great retail area in the front, and a high ceiling back area for flex space or storage, with overhead door access. The property is zoned I-2 light industrial, so it will support a multitude of uses, such as retail sales, dispensary, pawn shop, accounting office, event center, daycare, light manufacturing, distribution, R & D, and the list goes on. This property is vacant and ready to go! Broker/Owner

The location allows for easy access to I-40 and I-44.

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## OFFERING SUMMARY

<b>AVAILABLE SF</b>	<b>4,560</b>
<b>BASE RATE</b>	<b>\$12.50 / SF</b>
<b>LEASE TYPE</b>	<b>NNN</b>
<b>TYPICAL TERM</b>	<b>3-5 Years</b>
<b>ZONING</b>	<b>Light Industrial (I-2)</b>
<b>Co-Brokerage</b>	<b>3 % Primary Term</b>

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# INTERWEST REALTY

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## Highlights:

- Excellent stand alone building
- Ample Parking (approx. 35 marked spaces)
- Large open office space
- 17 foot ceiling height
- Overhead door
- 0.53 acres

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