COMMERCIAL BUILDING4,560 SFFOR 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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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

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

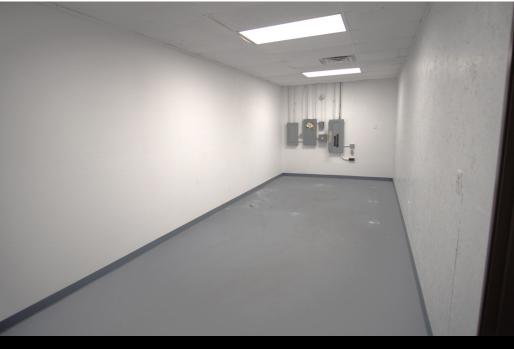






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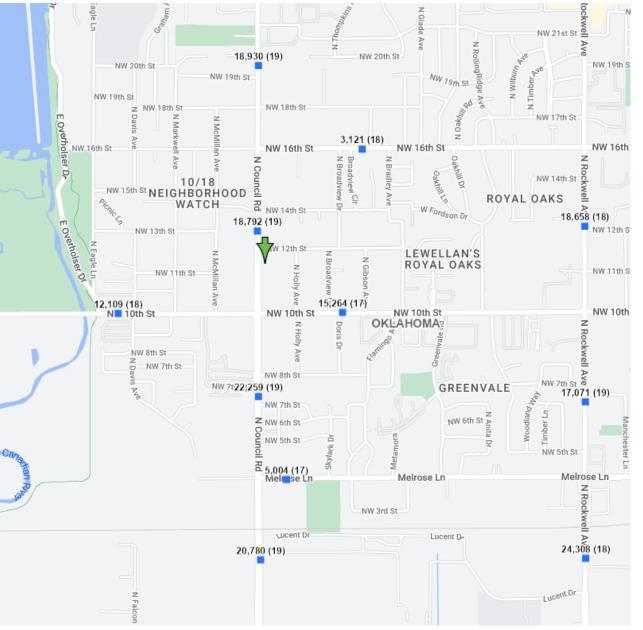








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Highlights:

- 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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