

COMMERCIAL PROPERTY FOR LEASE



1728 NW 5th St., Oklahoma City, Oklahoma 73106



7501 Broadway Extension
Oklahoma City, OK 73116
(405) 752-2525

Presented By:
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PROPERTY OVERVIEW

Unlock the Potential!

Are you looking to elevate your business operation? This remodeled warehouse with office space could be just the space you need!

Facility Highlights:

- 6,732 SF of space
- Remodeled Q2 2023
- Private office with restroom
- ADA compliant restroom
- LED Lights in warehouse
- Door (10' x 12')
- Approx 95% to 5% warehouse to office ratio.
- Pull through capability

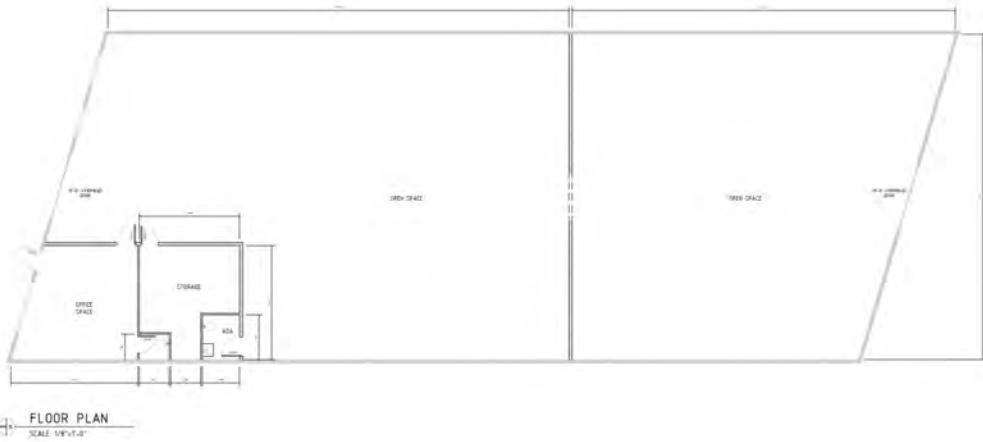
Why Lease Here?

- 30 DAYS FREE RENT!
- Move-in Ready
- Prime Location
- Optimal Space

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

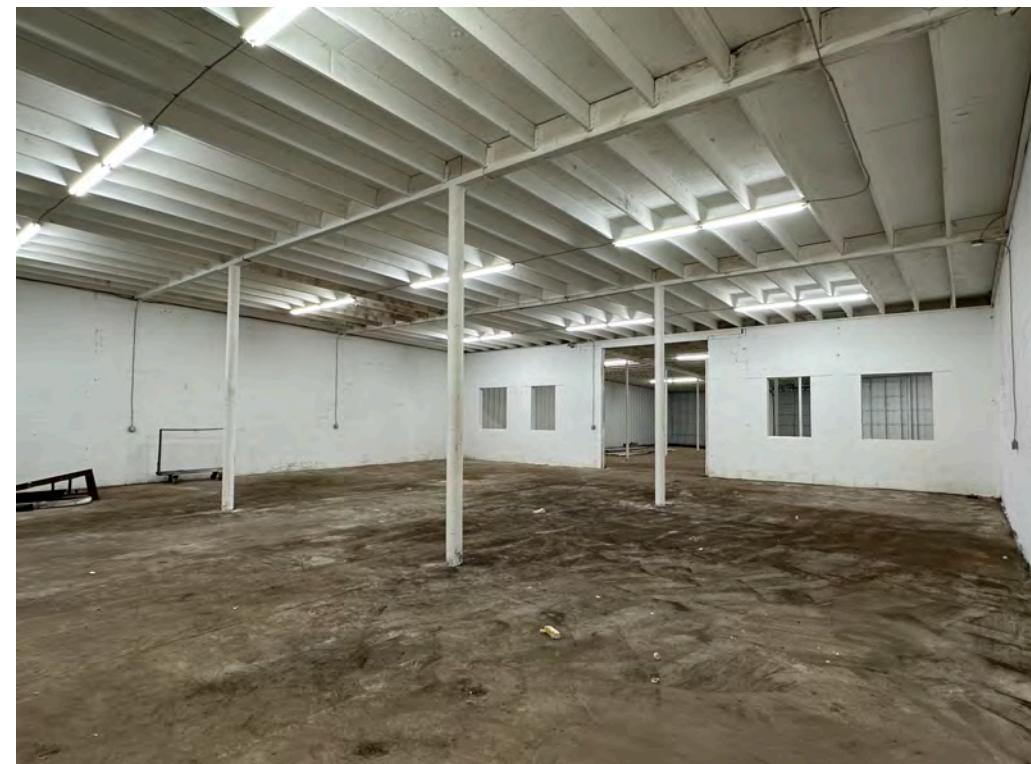
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FOR LEASE



OFFERING SUMMARY

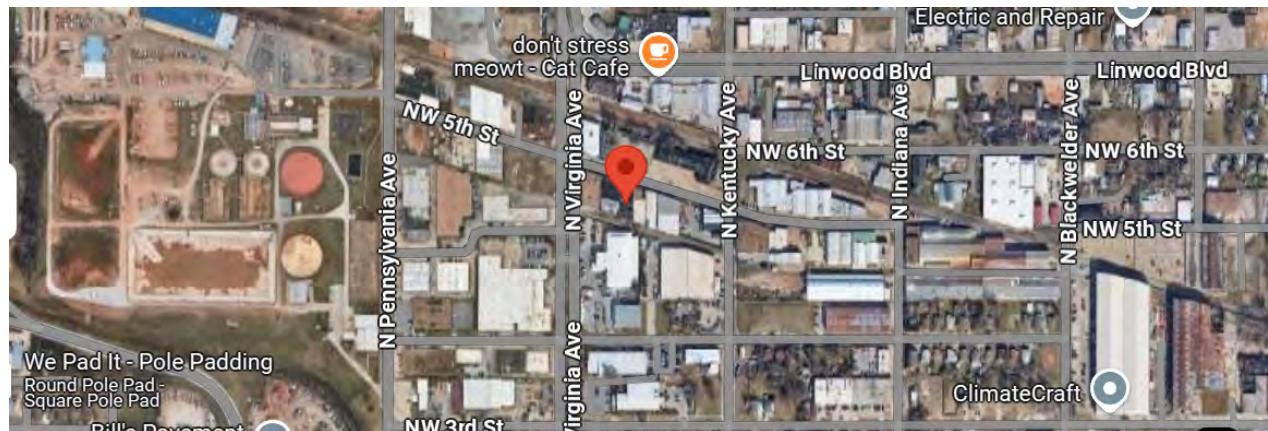
BUILDING SF	6,732 SF
LAND SIZE	7,020 SF MOL
BASE RENT	\$3.60/SF + first 30 days free rent
LEASE TYPE	NNN
NNN FEE	0.74/SF
TYPICAL TERM	3+ Years
CO-BROKERAGE	3% Primary Term



FOR LEASE

Highlights:

- Great location!
- West Downtown Close to Midtown
- Quick access to Interstates
- Offering 30 Days FREEE RENT!
- Move-In Ready
- Drive in Door (10' x 12')
- Pull through capability
- Private Office with Restroom
- LED Lights in Warehouse
- Approx. 95% to 5% Warehouse to Office ratio
- 30 DAYS FREE RENT!



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