

FOR LEASE



3841 & 3843 NW 10th St., Oklahoma City, Oklahoma 73107



Presented By:

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3841, 3843 & 3845 NW 10th St. , Oklahoma City

PROPERTY OVERVIEW

Unlimited Potential! Are you looking to elevate your business operation? Or do you need more storage space? This property is ready for immediate use by experienced businesses looking to expand.

3841 NW 10th HIGHLIGHTS

- **3841: 3,910 SF Available or can be divided (\$5.50/SF OR \$1,792/Month/NNN)**
- Open Climate Controlled Event Space
- Open Flex Space Area
- Fenced yard
- Heated Warehouse
- 11' x 10' Grade Door
- 1,698 SF of Event Space
- 1,875 SF of Warehouse Space

3843 NW 10th HIGHLIGHTS

- **3843 - Apartment**
- **1,296 SF Available for \$695/Month**
- 1 bedroom
- 1 bathroom
- Dedicated Office Nook
- Fireplace
- Built-In Microwave

BUILDING SF	9,467 SF on 0.30 Acres MOL
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YEAR BUILT	1946
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ZONED	C-4
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Why Lease Here?

- 30 DAY FREE RENT!!!
- Move-in Ready: Avoid months of costly build-outs and get moved right in.
- Prime Location: Located centrally with easy access for distribution and logistics, ideal for both local and regional operations.
- Support for Growth: High traffic area with large population

Contact via text or email: Shyon Keoppel @ 405-229-1475 | shyon@skventuregroup.com

FOR LEASE



3841 NW 10th St., Oklahoma City OK

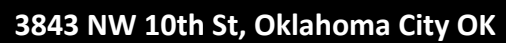


OFFERING SUMMARY

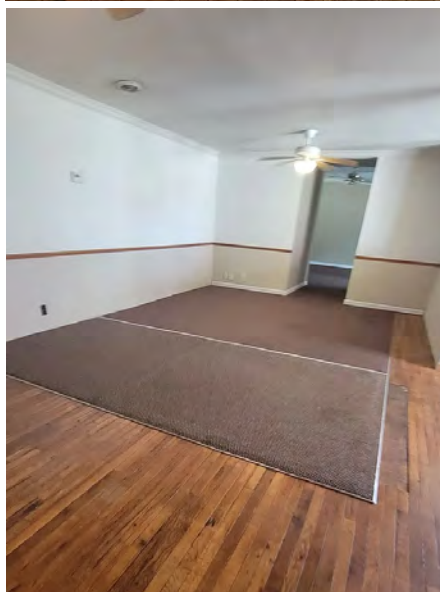
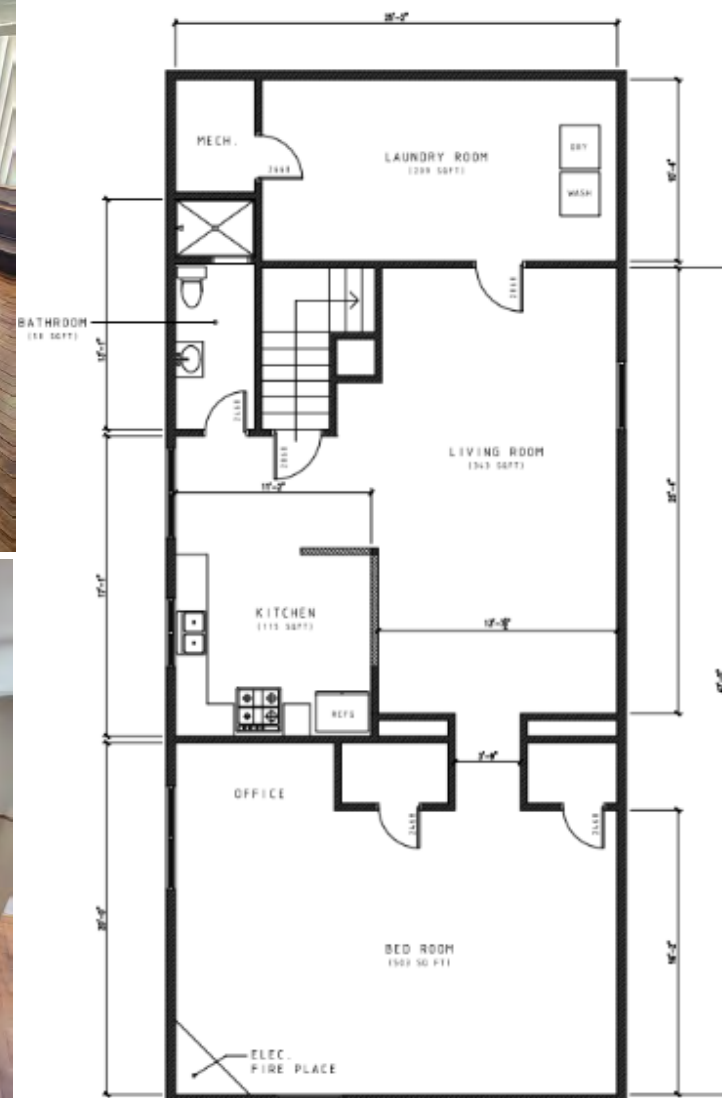
BUILDING SF	3,910 SF
LAND SIZE	0.30 Acres MOL
BASE RENT	\$1,792/Month + 30 DAY FREE RENT
LEASE TYPE	NNN
NNN FEE	\$1.05/SF
TYPICAL TERM	3+ Years
CO-BROKERAGE	3% Primary Term



FOR LEASE



APARTMENT SF	1,296 SF
LAND SIZE	0.30 Acres MOL
BASE RENT	\$695.00/Month
LEASE TYPE	Basic



FOR LEASE



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Location Highlights:

- Right off N. Portland Ave. and 10th St.
- Easy Access Parking
- Close to OKC Fairgrounds
- Less than 10 minutes from downtown OKC
- Move-In Ready
- 30 DAY FREE RENT!!



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Please text for best response!

Population	1 Mile: 10,392	3 Miles: 87,983	5 Miles: 229,519
Average Household Income	1 Mile: \$52,234	3 Miles: \$58,403	5 Miles: \$67,639
Total Households	1 Mile: 4,241	3 Miles: 35,427	5 Miles: 93,198

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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
3843 NW 10th, Oklahoma City, OK
-1,296 SF @ \$695/Month – Large Apartment
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
-10,100 SF @ \$5/SF plus NNN
2412 SW 14th, Oklahoma City, OK
-11,900 SF @ \$5/SF plus NNN
2411 SW 15th, Oklahoma City, OK
-7,225 SF @ \$5/SF plus NNN

FOR SALE

3841-3845 NW 10th, Oklahoma City, OK
- \$540,000.00
8301 Glade Ave, Oklahoma City, OK
- \$622,703.00

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