# **GRAND PLAZA BUSINESS PARK** *40,700 SF OFFICE/WAREHOUSE*

## FOR LEASE



## 1125 & 1141 SE Grand Blvd., Oklahoma City, Oklahoma 73129



7501 Broadway Extension Oklahoma City, OK 73116

Presented By:

#### George W. Huffman

CEO | Managing Broker M: 405.409.4400 O: 405.752.2525 george@iwpok.com Assisted By:

#### **Heather Wolf**

Broker Assistant M: 405.837.0528 O: 405.752.2525 heather@iwpok.com



#### 1125 & 1141 SE Grand Blvd.

### **PROPERTY OVERVIEW**

This a mixed-use office and warehouse facility located off I-35 and SE Grand Blvd. providing excellent access to all areas of Oklahoma City. Grand Plaza Business Park stands out with its concrete tilt-up walls. The facility is equipped with overhead garage doors, bathrooms, and a variety of office layouts to cater to your unique needs.

Building 1125 offers 10'x10' garage doors, providing easy access for your operational needs. The 11.2' ceiling height adds an extra layer of flexibility to accommodate various business activities

Building 1141 boasts 10'x12' garage doors and 13.6' ceiling height. This spacious environment is perfect for businesses that require ample vertical space, offering endless possibilities for storage, manufacturing, and more.

Stay comfortable year-round with heated warehouse spaces, ensuring that your operations run smoothly regardless of the weather. Choose from a variety of office layouts, allowing you to tailor the space to suit your business.

This property welcomes cannabis businesses, providing an inclusive environment for those looking to thrive in this rapidly growing industry. Seize the opportunity to establish and expand your cannabis-related ventures in a space that supports your vision.

Call: George Huffman @ 405-409-4400 | george@iwpok.com

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OFFERING SUMMARY	\$10.00 SF / YEAR
AVAILABLE SF	39,820
UNITS	15
LEASE TYPE	Modified Gross
TYPICAL TERM	3-5 Years
CO-BROKERAGE	3% Primary Term







SPACES	LEASE RATE	SPACE SIZE
Bldg. 1125 Suite 102-103	\$10.00 SF/yr (MG)	1,450 SF
Bldg. 1125 Suite 104	\$10.00 SF/yr (MG)	1,350 SF
Bldg. 1125 Suite 107	\$10.00 SF/yr (MG)	1,500 SF
Bldg. 1125 Suite 109	\$10.00 SR/yr (MG)	1,000 SF
Bldg. 1125 Suite 112	\$10.00 SF/yr (MG)	1,200 SF
Bldg. 1125 Suite 115	\$10.00 SF/yr (MG)	1,200 SF
Bldg. 1141 Suite 102	\$10.00 SF/yr (MG)	720 SF
Bldg. 1141 Suite 103	\$10.00 SF/yr (MG)	800 SF
Bldg. 1141 Suite 110-111	\$10.00 SF/yr (MG)	6,000 SF
Bldg. 1141 Suite 112	\$10.00 SF/yr (MG)	3,000 SF
Bldg. 1141 Suite 114-115	\$10.00 SF/yr (MG)	6,000 SF
Bldg. 1141 Suite 116	\$10.00 SF/yr (MG)	3,000 SF
Bldg. 1141 Suite 117	\$10.00 SF/yr (MG)	3,000 SF
Bldg. 1141 Suite 118	\$10.00 SF/yr (MG)	2,400 SF
Bldg. 1141 Suite 120-122	\$10.00 SF/yr (MG)	7,200 SF

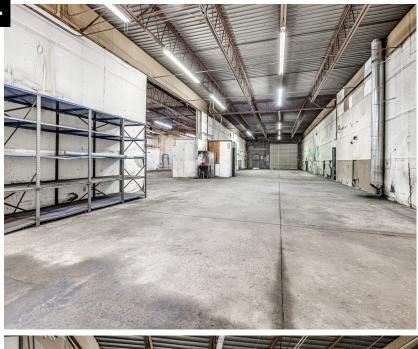




### 1125 & 1141 SE Grand Blvd.















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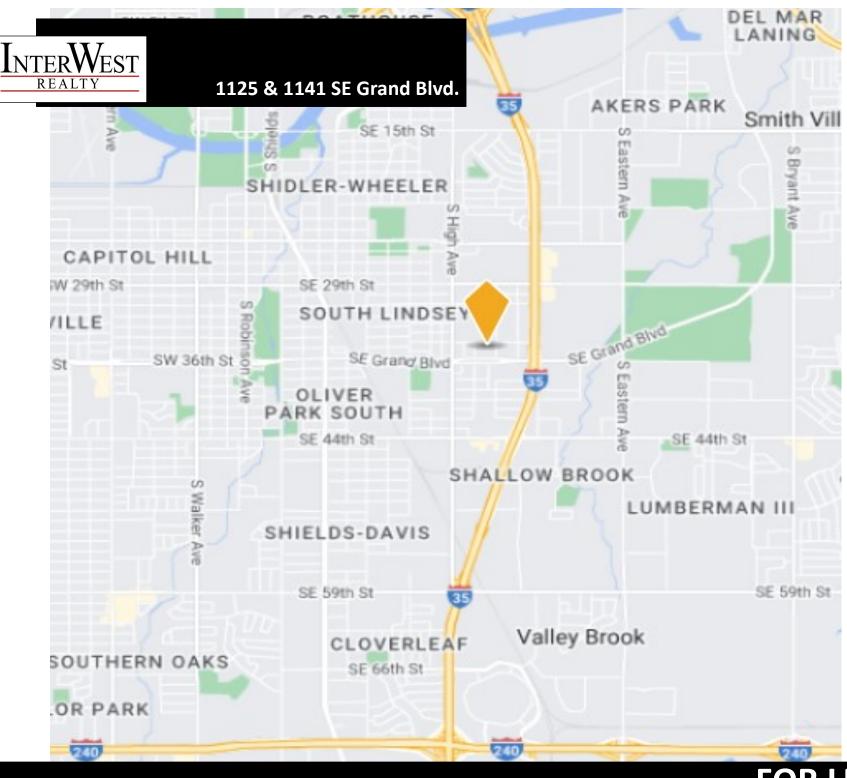




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### **HIGHLIGHTS:**

- Cannabis Friendly Property
- Large Overhead Doors
- Heated Warehouse Space
- Variety of Office Layouts

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