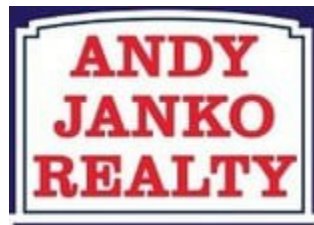




## New Office/Warehouse Development

4415 W Reno Ave, Oklahoma City, OK 73107



**Dave Shannon**

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# New Office/Warehouse Development

\$14.75 /SF/YR

Front building is ready for Tenant Buildout(s)  
Office/Warehouse/Storefront Retail development on 1.72 acres zoned I-2 and located in the heart of OKC with great visibility, strong traffic counts and easy access to Interstate 40. Projected lease rate is 14.75/SF/YR + NNN for white box finish with climate control rough-in, basic electric and ADA bathroom(s)....

- Brand new Class A Construction with 8,080/SF front building ready for Tenant Buildout(s)
- Located in the heart of OKC. Strong traffic counts, lighted monument signage & easy access to Interstate 40
- 8,080/SF building w/ multiple lease space sizes available for lease at a projected lease rate of \$14.75/SF/YR+ NNN estimated at 3.19/SF/YR
- Projected lease rate includes white box finish with climate control rough-in, basic electric and ADA bathroom(s)



Rental Rate:	\$14.75 /SF/YR
Min. Divisible:	3,040 SF
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	8,080 SF
Year Built:	2024
Walk Score ®:	37 (Car-Dependent)
Transit Score ®:	38 (Some Transit)
Rental Rate Mo:	\$1.23 /SF/MO

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1st Floor Ste Building A

Space Available	3,040 - 8,080 SF
Rental Rate	\$14.75 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	5 Years

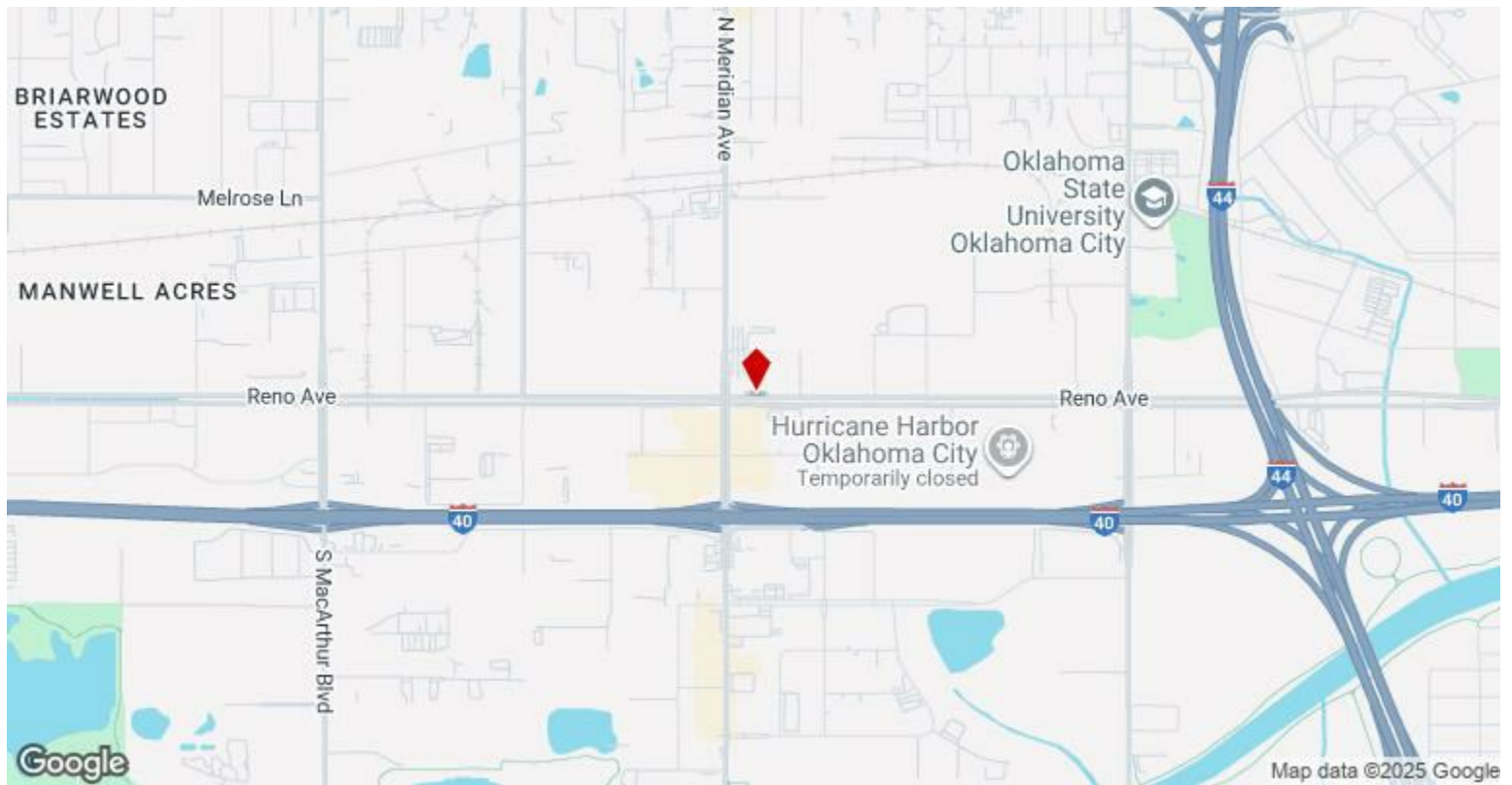
Building A (front building addressed as 4415 W Reno Avenue) is 8,080/SF with space options of 3,040/SF-5,040/SF or all 8,080/SF available for lease.

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Mattress King	-	



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## Property Photos

