



FOR LEASE

ROUTE 66 LANDING

4316 Grant Blvd · Yukon, OK 73099

LEASE RATE

\$26.00 SF

AVAILABLE SPACE

4,818 SF

PROPERTY TYPE

OFFICE

PROPERTY HIGHLIGHTS

- 4,818 SF standalone office building.
- Located within Route 66 Landing, a desirable Class A development.
- Nearby businesses include Total Healthcare Partners, Behavioral Innovations, Oklahoma Blood Institute, Great Plains Bank, Braum's, Summer Moon, and Emma Elle's.
- Layout includes a waiting room, reception, 13 offices, breakroom, copy room and 2 restrooms.
- Equipped with a backup generator.
- On-site parking with access to additional parking through a cross-parking easement
- Situated adjacent to pond

AT A GLANCE

Property Type	Office
Available	4,818 SF
Building Size	4,818 SF
Lease Rate	\$26.00 SF
Lease Type	NNN
Location	Yukon, OK
Year Built	2019
Site Area	.53 AC
Zoning	PUD-813
Parking – on-site Includes shared parking rights	112 p.s.

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Development Photos

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SE Corner



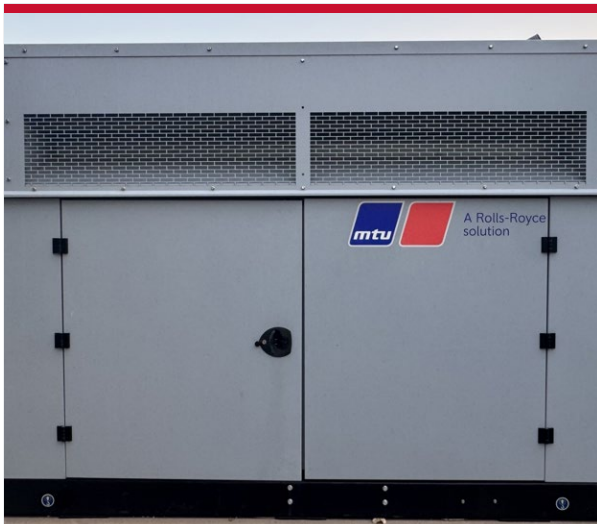
Garden Offices

Exterior Photos

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Rear Elevation



Generator



Pond

Interior Photos

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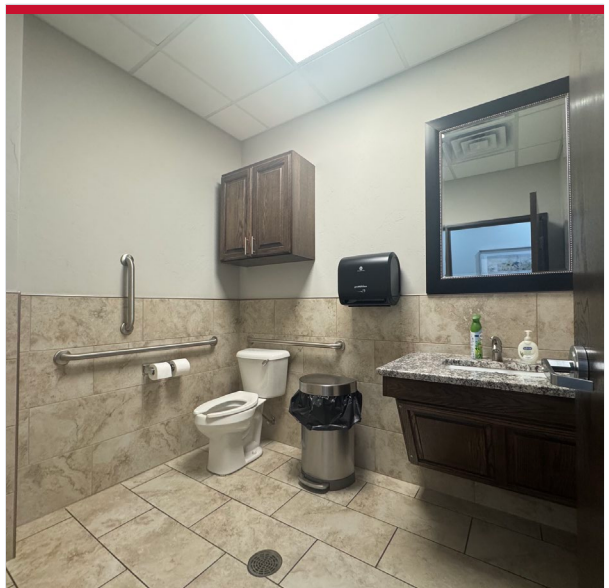
Reception



Waiting Room



Waiting Room



Restroom

Interior Photos

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Copy Room



Breakroom



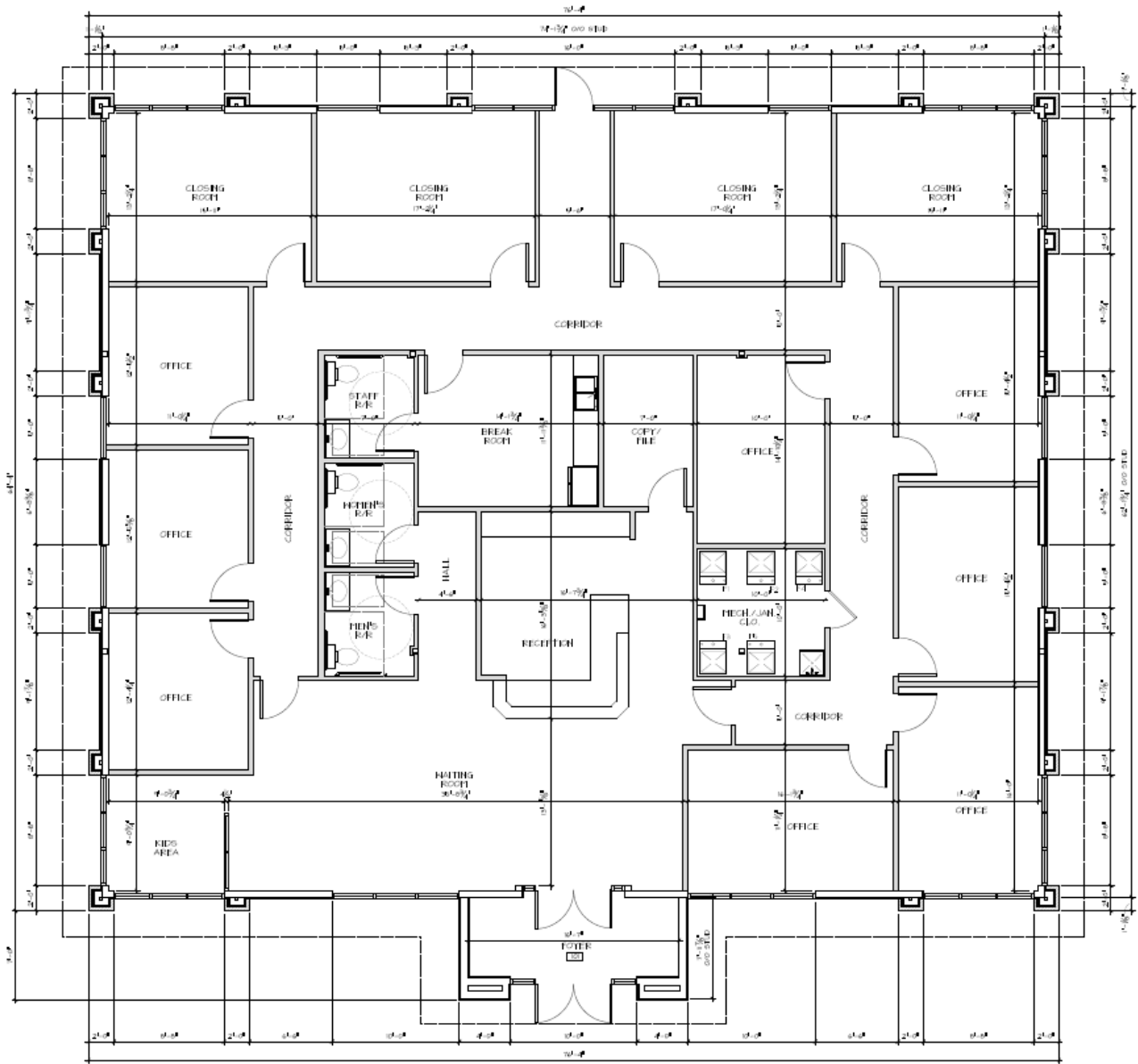
Private Office



Conference Room

Floor Plan

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FLOOR PLAN

SCALE: 1/4" = 1'-0"

TOTAL BUILDING SQUARE FOOTAGE: 4,888 SF



Site Plan

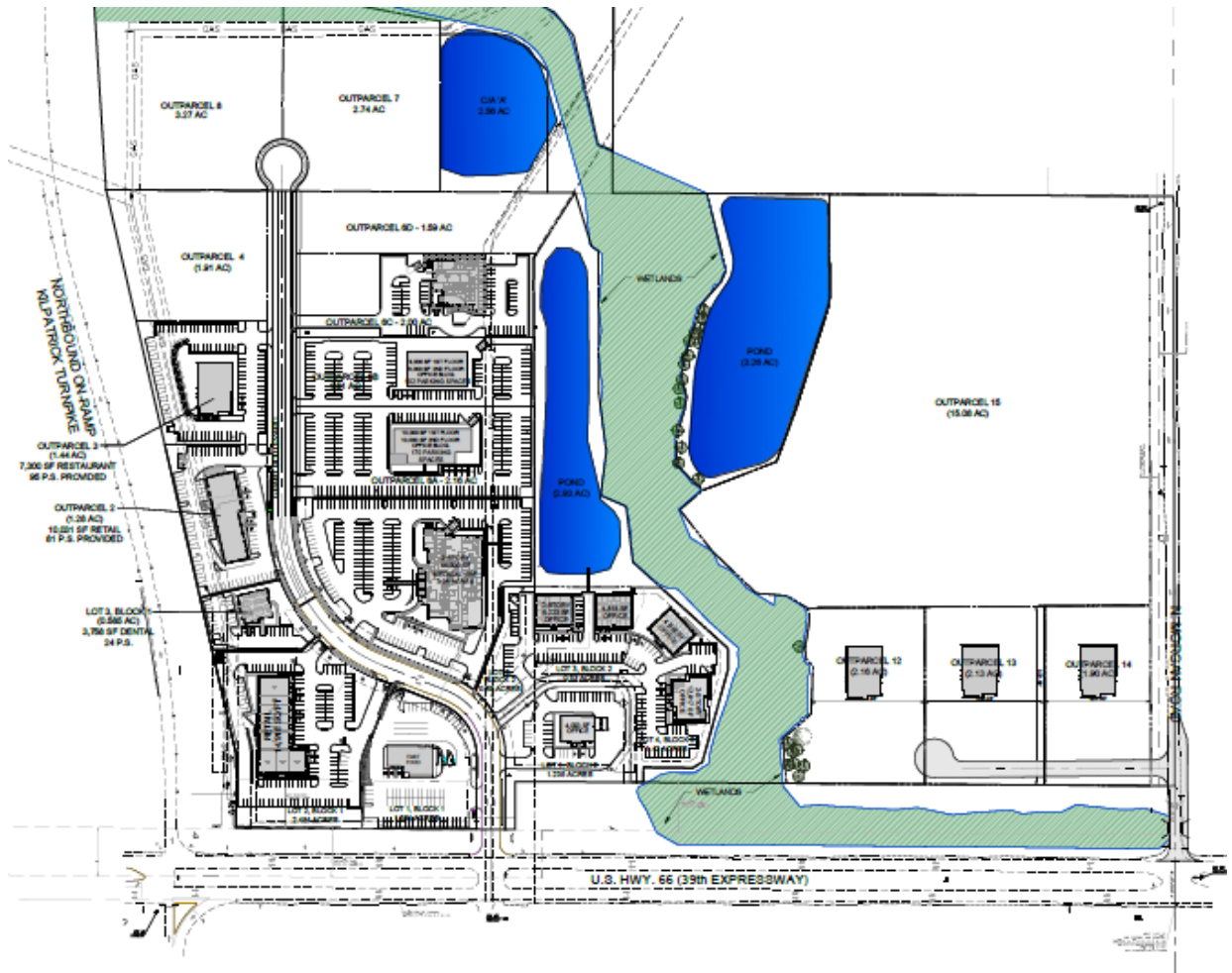
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The subject property, outlined in yellow, includes 42 on-site parking spaces, with access to a total of 112 spaces through the recorded Cross Access and Parking Easement.

Site Concept

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Aerial View

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