

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$5.50 SF/yr (NNN)
Building Size:	11,920 SF
Available SF:	11,920 SF
Lot Size:	0.3 Acres
Zoning:	I-3
Market:	Oklahoma City
Submarket:	Central

### PROPERTY OVERVIEW

Downtown Oklahoma City warehouse for lease. A great mix of very nice office space and warehouse space with 19' building height. The existing building has 1 dock high door, 1 - 8' w x 10'h Drive In Door, 2 - Bathrooms, a reception area, a Conference Room, Employee Lounge area, and 2nd Floor office space overlooking downtown OKC.

### PROPERTY HIGHLIGHTS

- Central Downtown Location
- Office/Warehouse
- Drive Ins - 1 - 8'w x 10'h
- Dock Doors - 1
- 8 miles from Will Rogers World Airport
- I-40 Access
- 3 Phase, 240 V, 200 Amps

**JOHNNY STRADAL**

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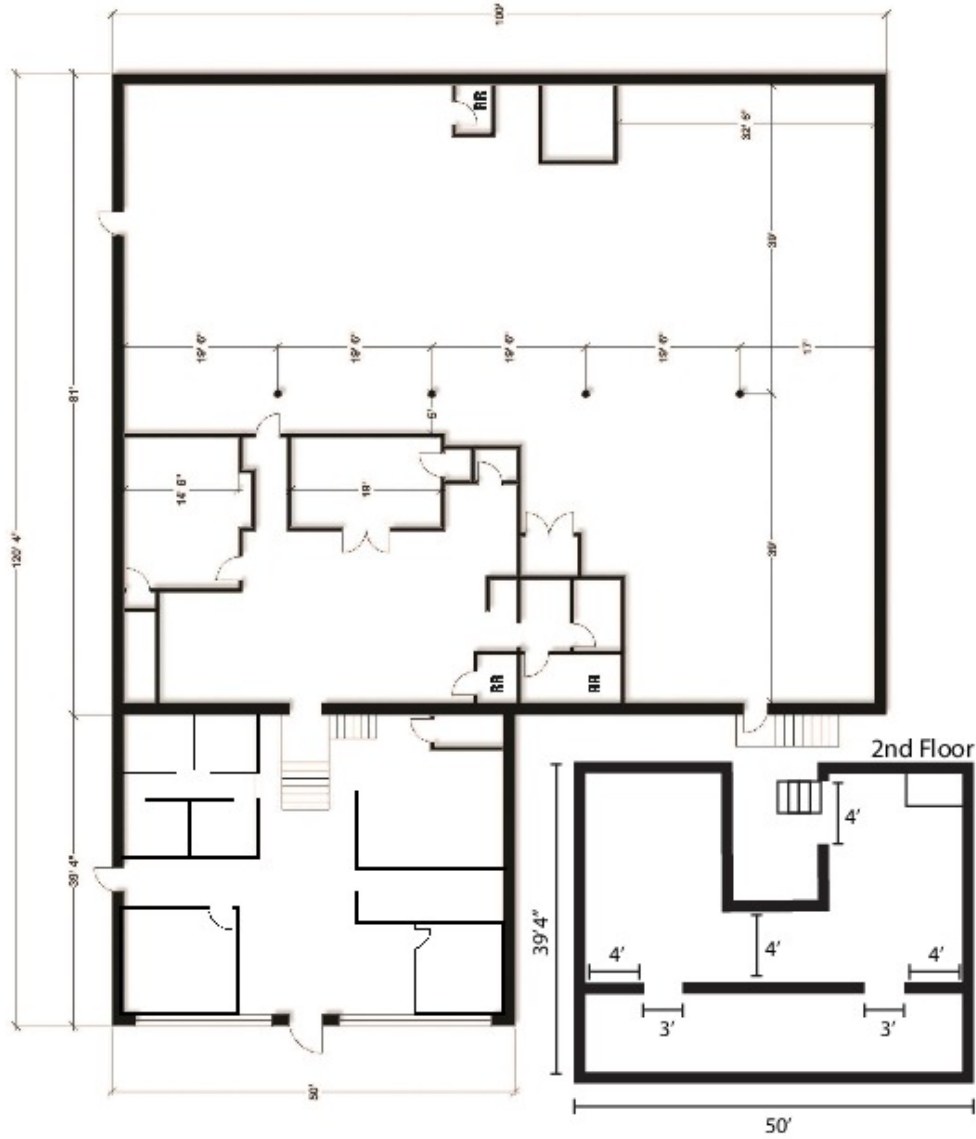
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## FLOOR PLANS



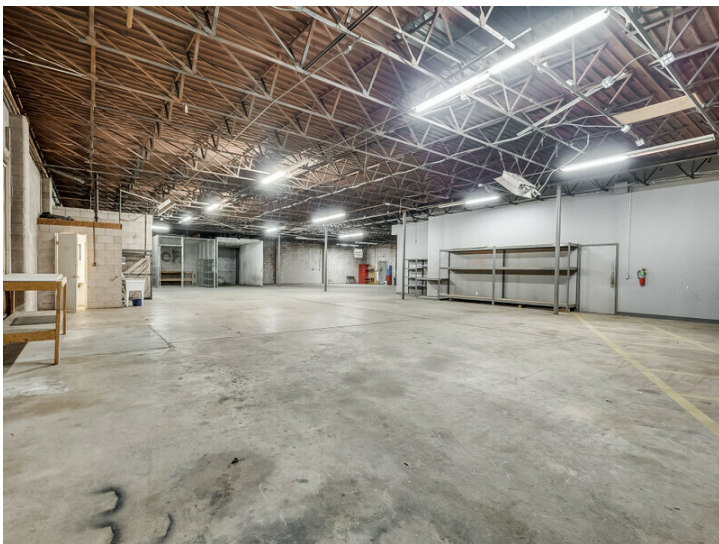
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## ADDITIONAL PHOTOS

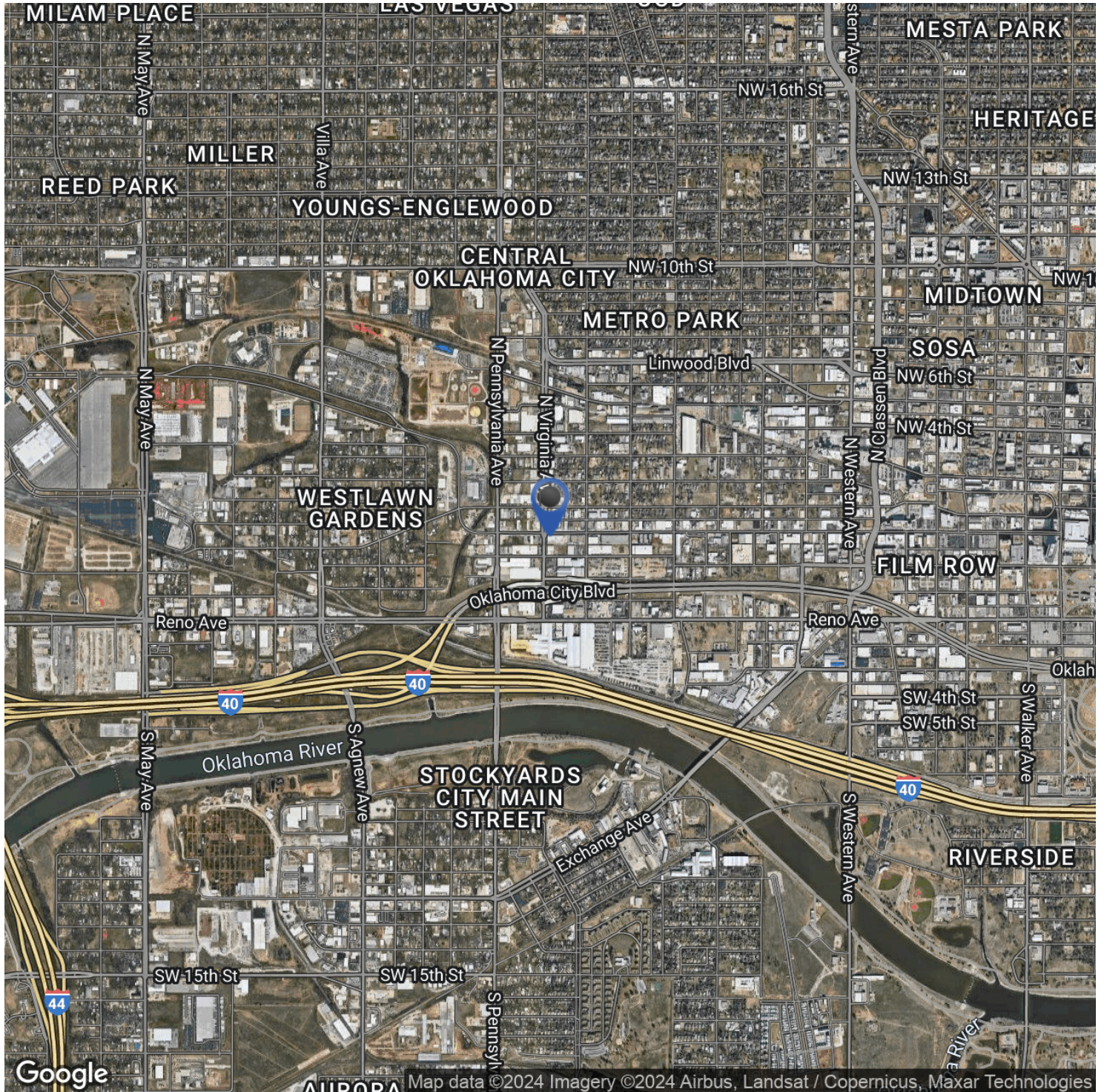


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## LOCATION MAP



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