



PRICE: \$10.00 SF/YR + UTILITIES

# 2380 WEST SIMPSON ROAD

Guthrie, OK 73044

**Jake Wilburn**

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## Property Description

Position your business for success with this versatile property in a strategic location. Featuring modern construction, ample parking, and approximately 2.5 acres of functional yard space, this site is well-suited for a variety of commercial uses. With easy access and a flexible layout, it's an ideal setting for operations looking to grow and thrive. Don't miss out on the chance to secure this dynamic space for your business.

## Property Highlights

- Built in 2020
- Office/Flex Buildout
- 2.5AC~ of Yard
- Full HVAC

## Offering Summary

Lease Rate:	\$10.00 SF/yr + Utilities
Available SF:	3,000 SF
Building Size:	3,000 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	53	152	553
Total Population	169	487	1,750
Average HH Income	\$159,846	\$157,947	\$152,771

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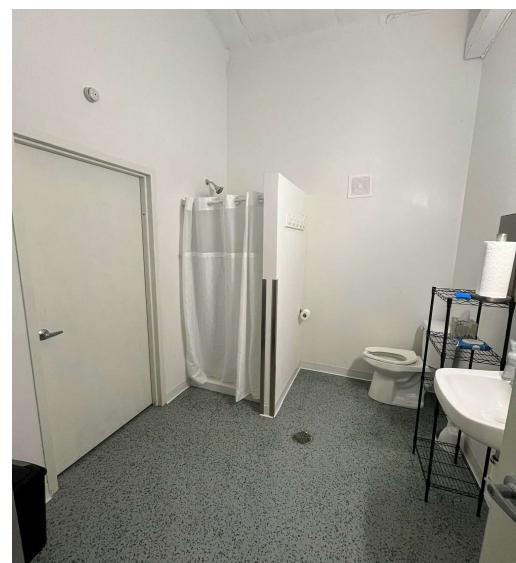
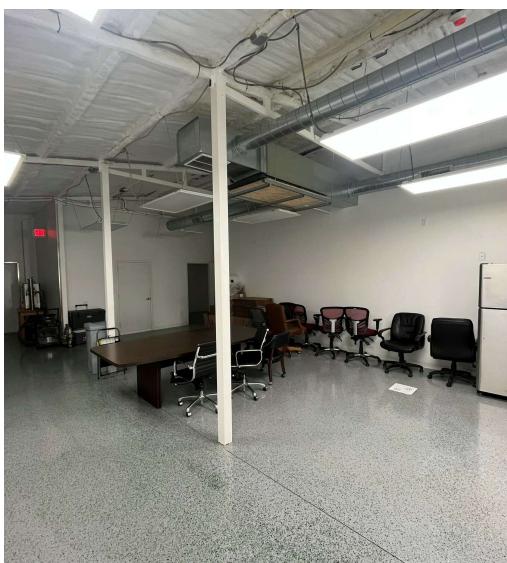
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**MORIAH**  
BROKERAGE SERVICES, LLC

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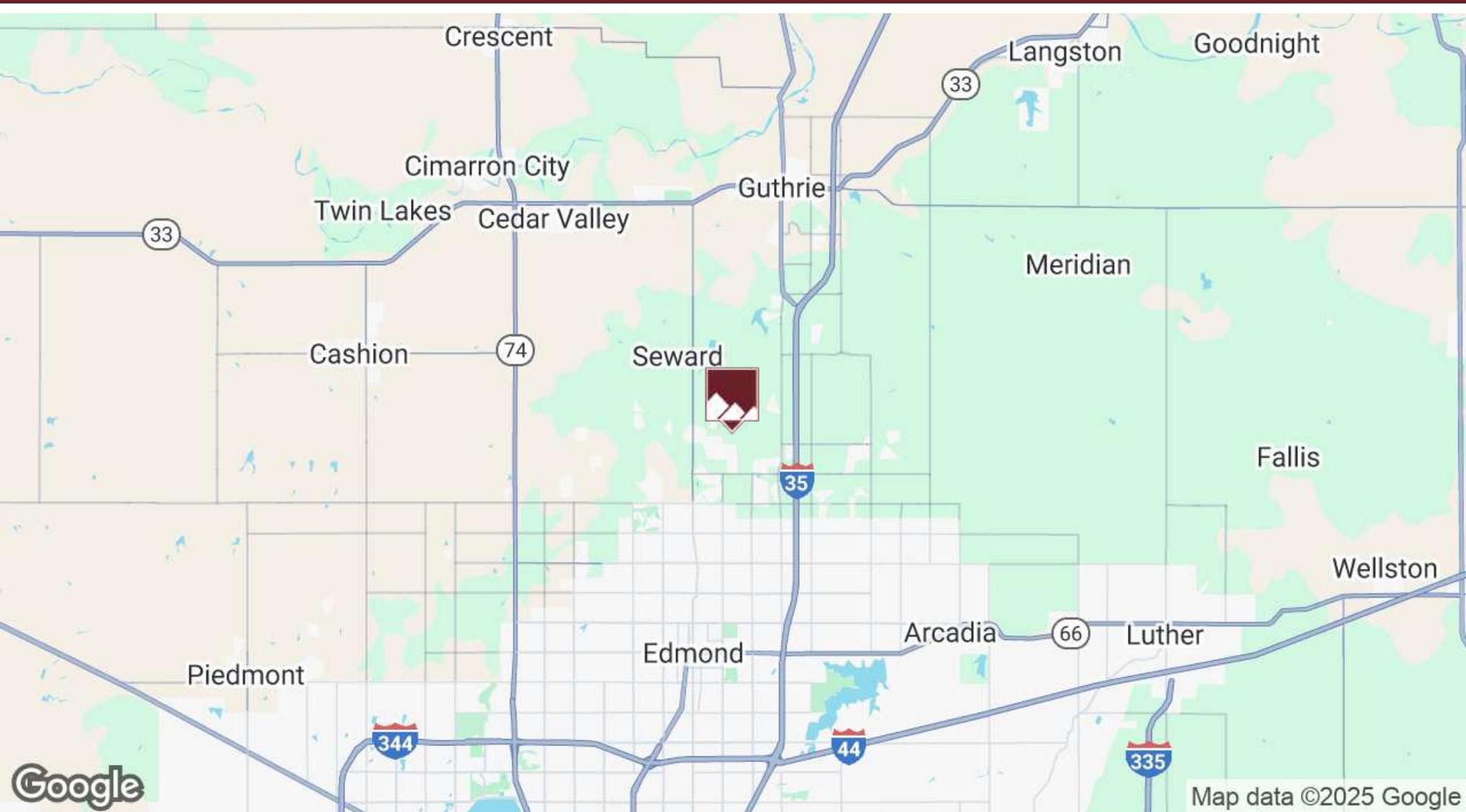
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