



Available Flex Spaces For Lease | \$875 +NN

278555 E 1640 Rd, Marlow, OK 73055



Shannon Wells Graham

Artemis Commercial Group
172931 Prospectors Ridge Dr, Duncan, OK 73533
shannon@acgynn.com
(405) 778-3355



Available Flex Spaces For Lease

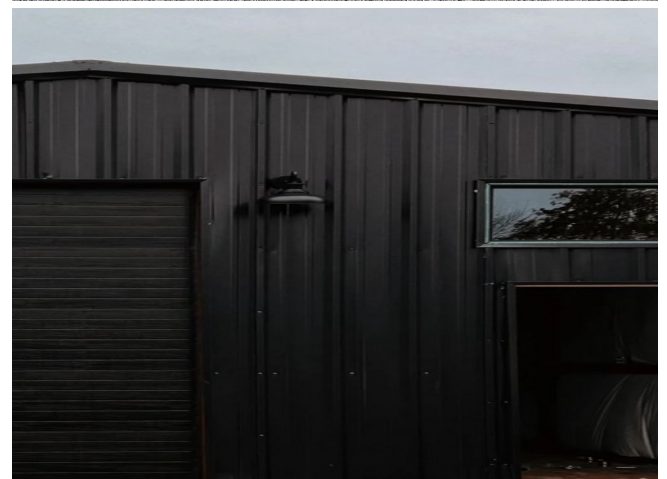
\$13.13 - \$13.20 /SF/YR

Introducing two newly constructed commercial flex spaces just west of Marlow city limits on E 1640 Rd, these contemporary buildings offer a sleek Scandinavian-inspired design. Available for rent beginning June 1st, 2024, each 800 square foot space is designed to cater to a variety of small businesses and leases for \$875 +NN.

Featuring a multi-use open floor plan layout, these spaces offer endless customization possibilities, allowing tenants to personalize the environment to their liking. Equipped with functional amenities, to meet your business needs.

The finishing touches are underway, and each unit will include textured and painted drywall, a 10'x10' garage door, full insulation, a 24,000 BDU dual-zone mini-split system, front and rear entrances, modern restroom,...

- Versatile Commercial Flex Spaces
- Gated Entry
- Contemporary Scandinavian-Inspired Design
- Multi-Use Open Floor Plan



Rental Rate: \$13.13 - \$13.20 /SF/YR

Property Type: Flex

Property Subtype: Light Distribution

Building Class: A

Rentable Building Area: 1,600 SF

Year Built: 2024

Cross Streets: Caddo Rd

Rental Rate Mo: \$1.10 /SF/MO

1st Floor

Space Available	800 SF
Rental Rate	\$13.20 /SF/YR
Date Available	June 01, 2024
Service Type	Modified Gross
Office Size	800 SF
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

Two 800 SF commercial Flex spaces available for lease for \$875 / mo just outside of Marlow City Limits. The finishing touches are underway, and each unit will include textured and painted drywall, a 10'x10' garage door, full insulation, a 24,000 BDU dual-zone mini-split system, front and rear entrances, a full-service restroom, tankless water heater, single-phase electric, outlets every 6 feet, one 240 outlet, four 10,000 lumen LED interior tube lights, front and rear exterior lighting, a large gravel parking lot, gated entry, a spacious dirt lot behind the buildings, and Starlink high-speed internet.

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1st Floor Ste Building 1

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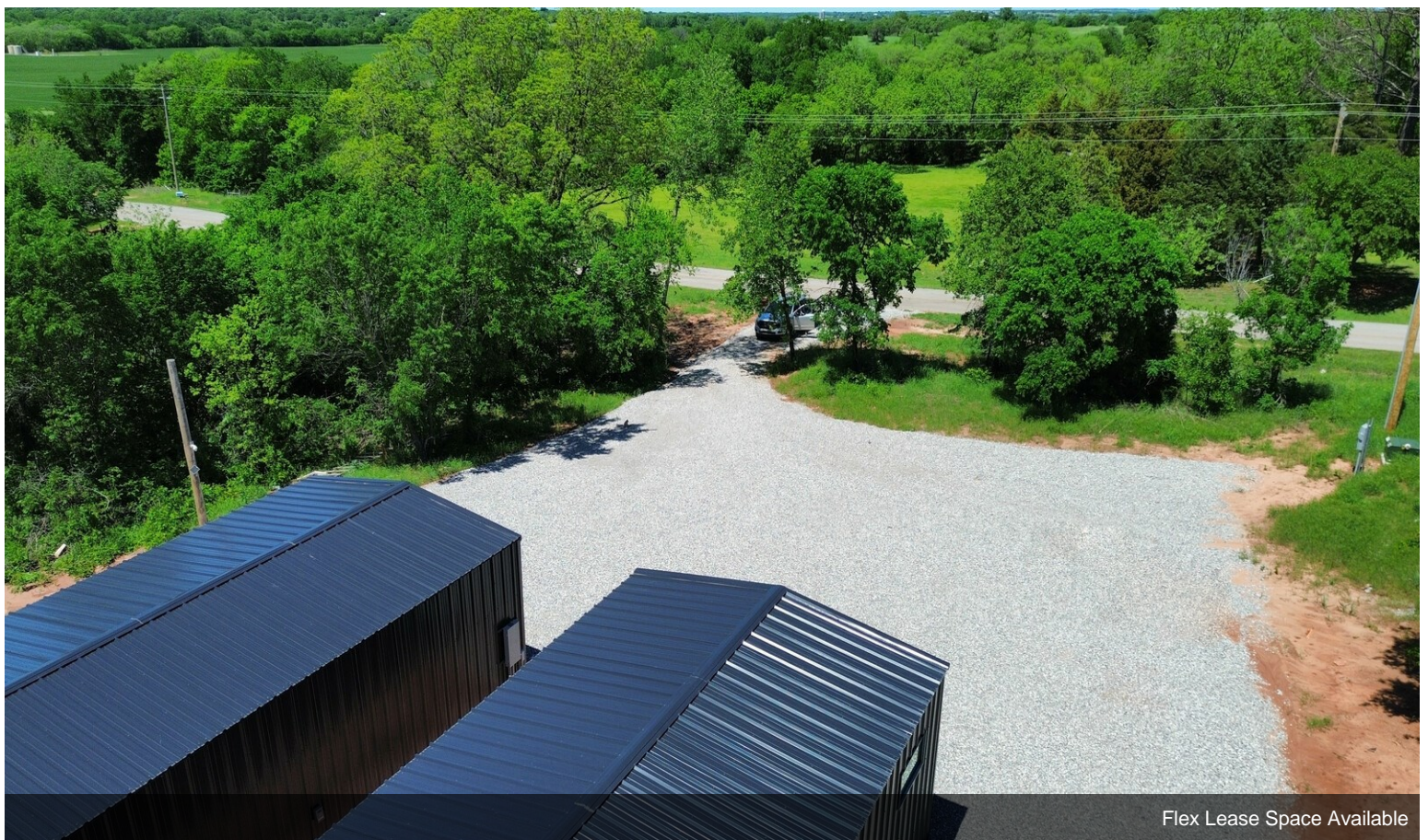
Tenants will be responsible for their share of utilities. A water well is already on site and tenants will enjoy a secure, gated entrance.

Interested in both buildings? Contact Artemis Commercial Group at 405-778-3355 to explore pricing options and secure your spot in these premium commercial spaces.

Property Photos



Exterior Left View



Flex Lease Space Available

Property Photos

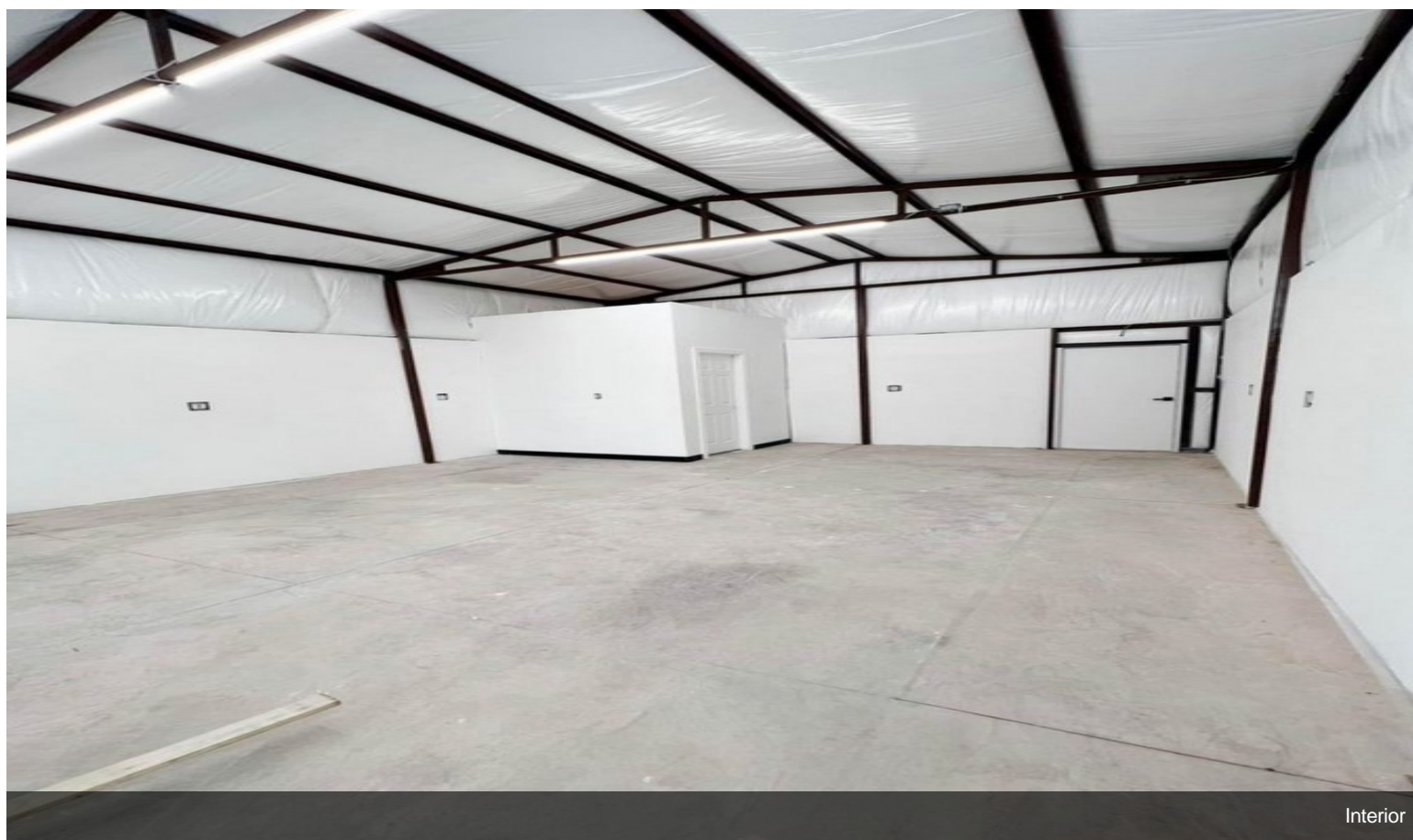


Flex Lease Space Available



Interior

Property Photos



Interior



Interior Front Door View

Flexible Space for a Variety of Businesses

- Landscaping Companies
 - Small Engine Mechanics
 - Electricians
 - Plumbers
 - HVAC Mechanic
 - Carpenters
 - Painters
 - Metal Working
 - Upholstery Work
 - Handyman
 - Pool Companies
 - Cleaning Companies
 - Personal Training
 - Business Professionals
 - Physical Trainers
 - Personal Trainers
 - E-Commerce Business
 - Inventory Managers
 - Freelancers
 - Artists / Designers
 - Craftsman
 - Instructors / Coaching
 - Event Planners
 - And Many More!!
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With a Multi-Dimensional Design and Open Floor Space, These Shop Buildings Might Just Be The Perfect Location to Conduct Operations From