

GRAND PLAZA BUSINESS PARK

55,620 SF OFFICE/WAREHOUSE

FOR LEASE



1125 & 1141 SE Grand Blvd., Oklahoma City, Oklahoma 73129



7501 Broadway Extension
Oklahoma City, OK 73116

Presented By:

George W. Huffman

CEO | Managing Broker

M: 405.409.4400

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george@iwpok.com

PROPERTY OVERVIEW

This a mixed-use office and warehouse facility located off I-35 and SE Grand Blvd. providing excellent access to all areas of Oklahoma City. Grand Plaza Business Park stands out with its concrete tilt-up walls. The facility is equipped with overhead garage doors, bathrooms, and a variety of office layouts to cater to your unique needs.

Building 1125 offers 10'x10' garage doors, providing easy access for your operational needs. The 11.2' ceiling height adds an extra layer of flexibility to accommodate various business activities

Building 1141 boasts 10'x12' garage doors and 13.6' ceiling height. This spacious environment is perfect for businesses that require ample vertical space, offering endless possibilities for storage, manufacturing, and more.

Stay comfortable year-round with heated warehouse spaces, ensuring that your operations run smoothly regardless of the weather. Choose from a variety of office layouts, allowing you to tailor the space to suit your business.

This property welcomes cannabis businesses, providing an inclusive environment for those looking to thrive in this rapidly growing industry. Seize the opportunity to establish and expand your cannabis-related ventures in a space that supports your vision.

Call: George Huffman @ 405-409-4400 | george@iwpok.com

OFFERING SUMMARY

\$12.00 SF / YEAR

AVAILABLE SF	55,620
UNITS	22
LEASE TYPE	Modified Gross
TYPICAL TERM	3-5 Years
CO-BROKERAGE	3% Primary Term



FOR LEASE



SPACES	LEASE RATE	SPACE SIZE
Bldg. 1125 Suite 102-103	\$12.00 SF/yr (MG)	1,450 SF
Bldg. 1125 Suite 104	\$12.00 SF/yr (MG)	1,350 SF
Bldg. 1125 Suite 105	\$12.00 SF/yr (MG)	1,500 SF
Bldg. 1125 Suite 107	\$12.00 SF/yr (MG)	1,500 SF
Bldg. 1125 Suite 109	\$12.00 SR/yr (MG)	1,000 SF
Bldg. 1125 Suite 110	\$12.00 SR/yr (MG)	2,000 SF
Bldg. 1125 Suite 112	\$12.00 SF/yr (MG)	1,200 SF
Bldg. 1125 Suite 113	\$12.00 SR/yr (MG)	1,500 SF
Bldg. 1125 Suite 115	\$12.00 SF/yr (MG)	1,200 SF
Bldg. 1125 Suite 117-118	\$12.00 SF/yr (MG)	3,000 SF
Bldg. 1141 Suite 102	\$12.00 SF/yr (MG)	720 SF
Bldg. 1141 Suite 103	\$12.00 SF/yr (MG)	800 SF
Bldg. 1141 Suite 108	\$12.00 SR/yr (MG)	2,400 SF
Bldg. 1141 Suite 110-111	\$12.00 SF/yr (MG)	6,000 SF
Bldg. 1141 Suite 112	\$12.00 SF/yr (MG)	3,000 SF
Bldg. 1141 Suite 113	\$12.00 SR/yr (MG)	3,000 SF
Bldg. 1141 Suite 114-115	\$12.00 SF/yr (MG)	6,000 SF
Bldg. 1141 Suite 116	\$12.00 SF/yr (MG)	3,000 SF
Bldg. 1141 Suite 117	\$12.00 SF/yr (MG)	3,000 SF
Bldg. 1141 Suite 118	\$12.00 SF/yr (MG)	2,400 SF
Bldg. 1141 Suite 119	\$12.00 SF/yr (MG)	2,400 SF
Bldg. 1141 Suite 120-122	\$12.00 SF/yr (MG)	7,200 SF

FOR LEASE








1125 & 1141 SE Grand Blvd.

STE. 117-118	3000 SF
STE. 116	1500 SF
STE. 115	1200 SF
STE. 114	1800 SF
STE. 113	1500 SF
STE. 112	1200 SF
STE. 111	1800 SF
STE. 110	2000 SF
STE. 109	1000 SF
STE. 107-108	2700 SF
STE. 106	1200 SF
STE. 105	1500 SF
STE. 104	1350 SF
STE. 101	800 SF
STE. 102	1450 SF
STE. 103	

1125 SE GRAND

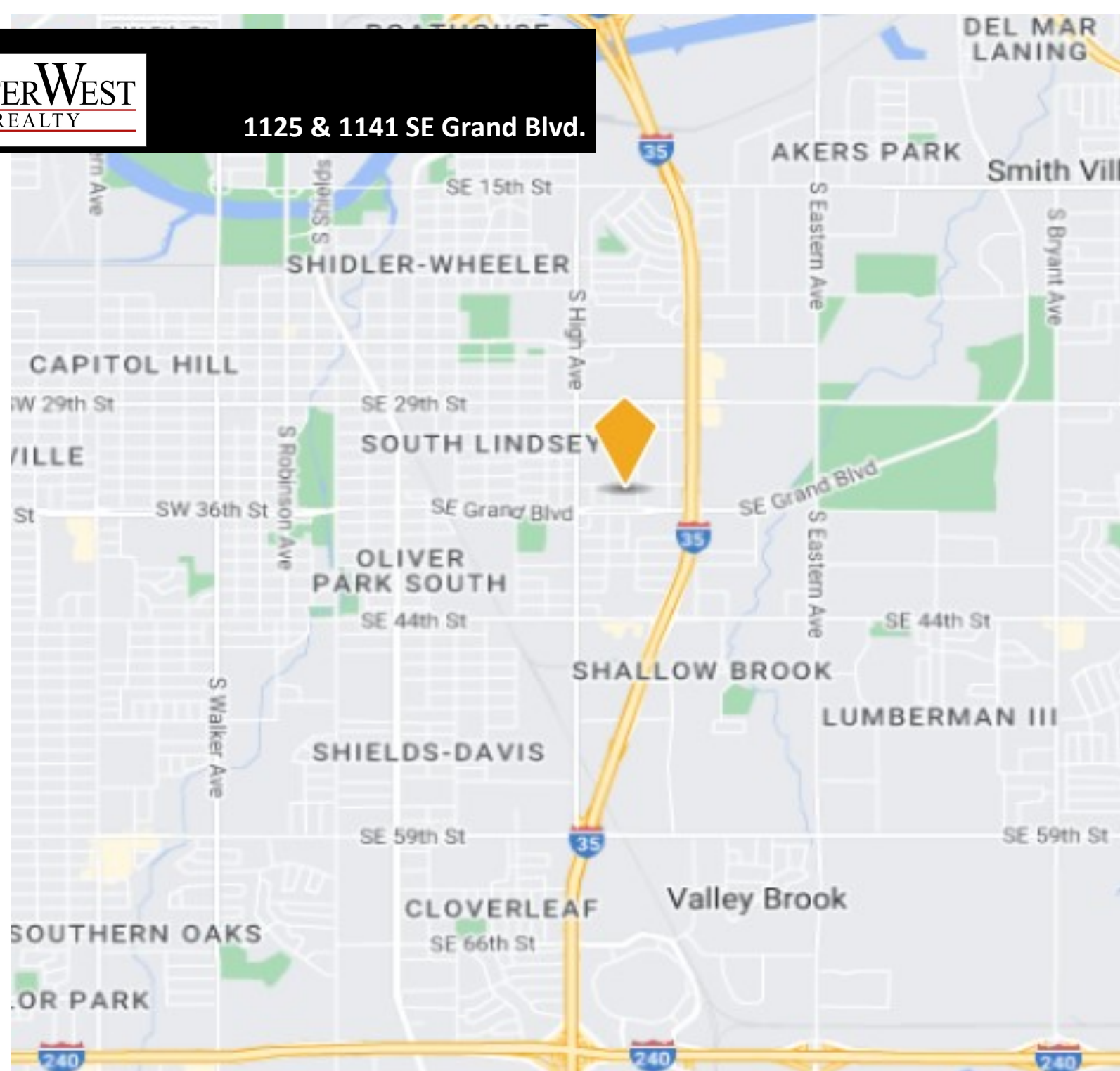

 NORTH
 GRAND PLAZA BUSINESS PARK
 HAROLD A. HITE ARCHITECT
 3545 NW 58TH, SUITE 820
 OKLAHOMA CITY OK 73112
 DATED: 09 FEB 00

STE. 120-122	7200 SF
STE. 119	2400 SF
STE. 118	2400 SF
STE. 117	3000 SF
STE. 116	3000 SF
STE. 114-115	6000 SF
STE. 113	3000 SF
STE. 112	3000 SF
STE. 111	3000 SF
STE. 110	3000 SF
STE. 109	2400 SF
STE. 108	2400 SF
STE. 107	2400 SF
STE. 101	880 SF
STE. 102	720 SF
STE. 103	800 SF
STE. 104	720 SF
STE. 105	1600 SF
STE. 106	

1141 SE GRAND

FOR LEASE

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HIGHLIGHTS:

- Cannabis Friendly Property
- Large Overhead Doors
- Heated Warehouse Space
- Variety of Office Layouts

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