# SILVER CITY TOWN CENTER 3,000 SF OFFICE/RETAIL

FOR LEASE



# 201 N. Mustang Road, Mustang Oklahoma 73064



Oklahoma City, OK 73116

Presented By:

#### **George W. Huffman**

CEO | Managing Broker M: 405.409.4400 O: 405.752.2525 george@iwpok.com Assisted By:

#### **Heather Wolf**

Broker Assistant M: 405.837.0528 O: 405.752.2525 heather@iwpok.com



#### **PROPERTY OVERVIEW**

Silver City Town Center, an 89,518 SF retail property, is in the heart of the Mustang, OK community. Located on the northwest corner of State Highway 152 and North Mustang Road, it is centrally located to the Mustang residential communities. The Property is only 13 miles from downtown Oklahoma City and 6 miles from Will Rogers World Airport. Highway 152 allows easy access to the airport and I-44 is to the east, while N. Mustang Rd provides direct access to I-40 five miles to the north. Cannabis Friendly.

Local & responsive ownership management which makes for a quick turnaround on showing, lease completion & ongoing lease changes/modifications as your business needs change!

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

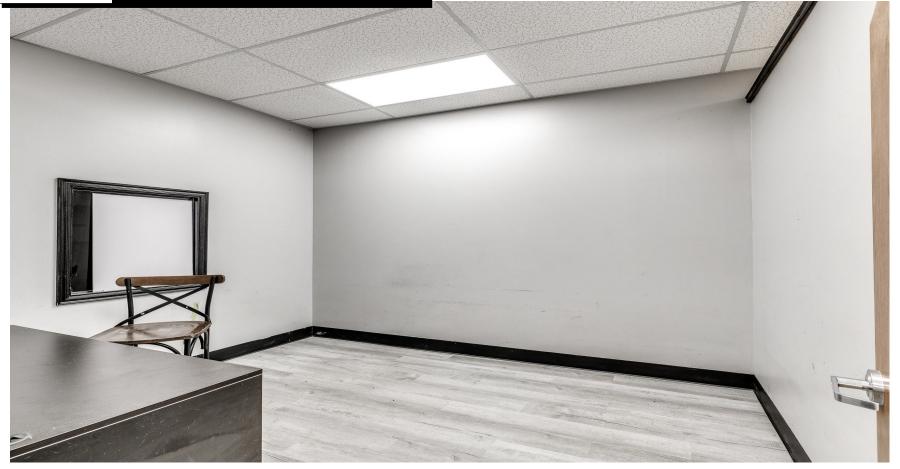
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### \$16.00 SF / YEAR

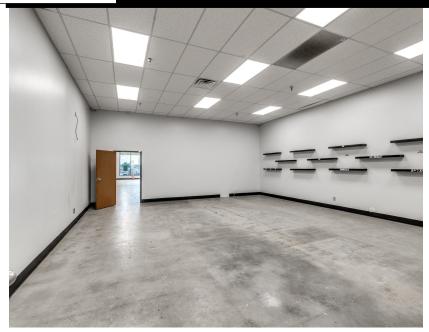
AVAILABLE SF	4,000
OPEX BASE	\$2.25 SF
LEASE TYPE	NNN
TYPICAL TERM	3-5 Years
CO-BROKERAGE	3% Primary Term





SPACES	LEASE RATE	SPACE SIZE
Suite 160	\$16.00 SF/YR (NNN)	1,000 SF
Suite 321	\$16.00 SF/YR (NNN)	3,000 SF









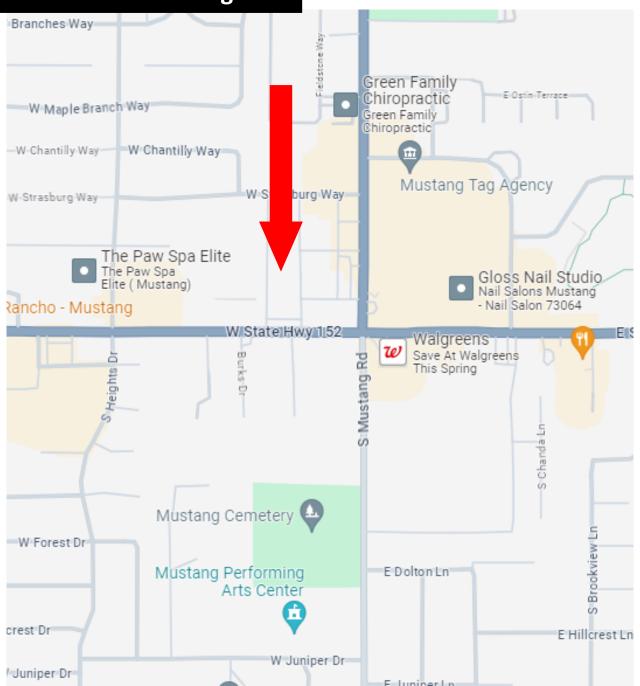
















#### Highlights:

- Attractive and diverse mix of tenants.
- High traffic intersection with traffic in excess of 40,000 vehicles per day.
- Cannabis Friendly Property

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