

# OFFICE/WAREHOUSE | FOR SALE OR LEASE

3121 Lakeside Dr., Oklahoma City, OK 73179



**Asking Price: Contact Broker**

**Lease Rate: \$6,495.00/Sf/Yr NNN**

## **Property Overview:**

This property is situated in an amenity-rich area, featuring numerous restaurants and hotels nearby. It is conveniently located just 2 miles south of I-40, approximately 1 mile north of Hwy 152, and less than 5 miles from Will Rogers World Airport.



**VICTORY**  
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## Details

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<b>Total SF</b>	6,960 (58% office, 42% warehouse)	<b>Submarket</b>	Southwest
<b>2024 NNNs</b>	\$2.73 PSF	<b>Cross Streets</b>	SW 29th & Meridian
<b>Year Built</b>	2007	<b>Grade Level Doors</b>	(2) 12'H X 12'W
<b>Lot Size</b>	1.72 acres	<b>Zoning</b>	I2 (Moderate Industrial)

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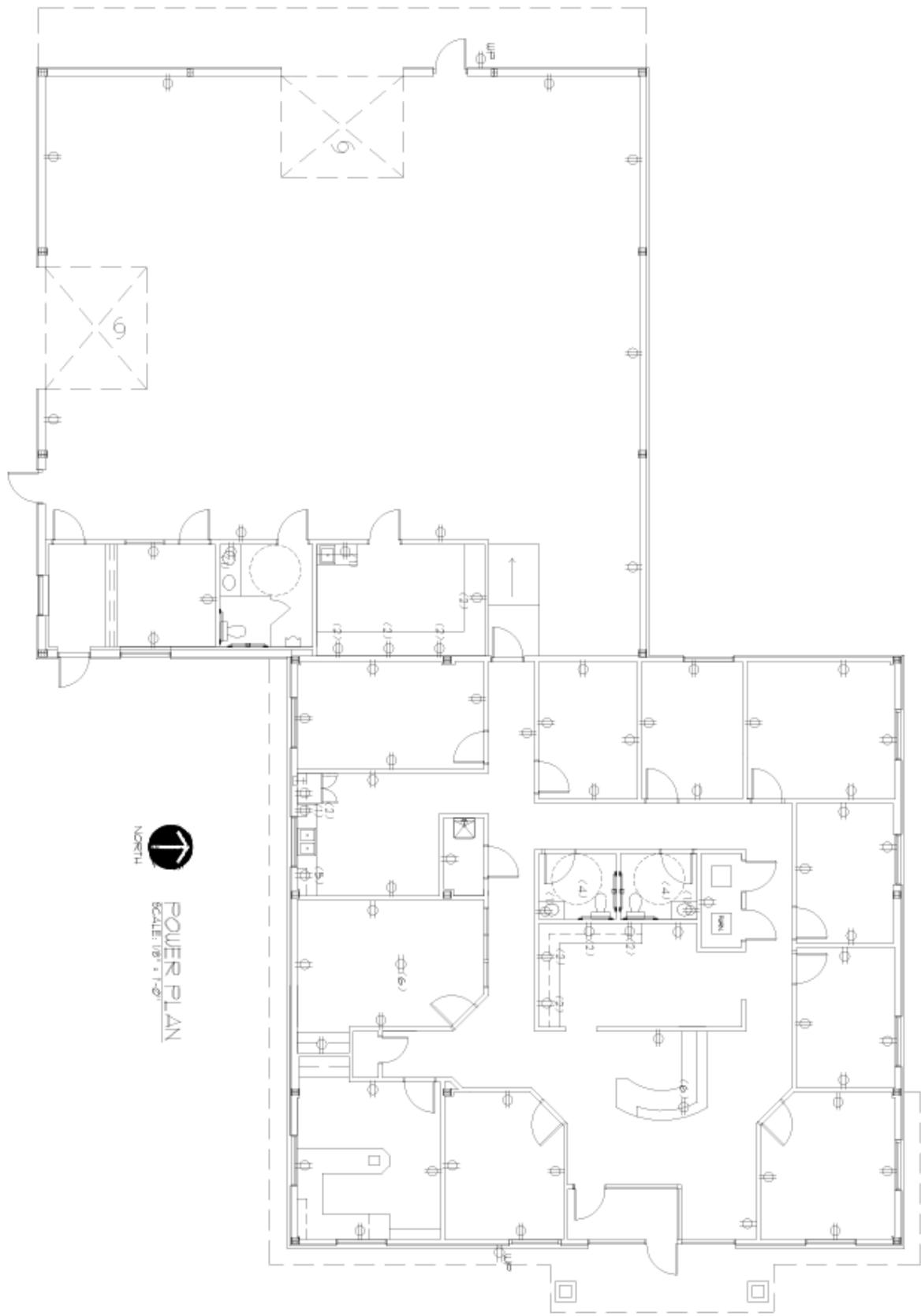
**Details** 4,000 sf of office space and 2,960 sf of warehouse space. 8 private offices, conference room, break room, IT room, and built in furniture in some areas. 23 car parks in front. Additional concrete parking in fenced in area in back.

**Description** Ideal for those seeking the privacy and exclusivity of a single-tenant building, this property offers more office space than a typical industrial facility. With high-quality finishes, plenty of parking, secured outside storage, and ample warehouse space, it provides the perfect balance of seclusion and functionality for your business needs.





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