

Barta Bailey

120 N WESTERN AVE, OKLAHOMA CITY - 2 SUITES
RETAIL PROPERTY FOR LEASE



Property Description

This recently-remodeled restaurant/bar building has two suites: one with a kitchen, dining and bar area and one focused on a bar floor plan. Suites can be leased separately or together for a total of 2,438 SF. Attached parking and patio potential on the north side of the building.

Neighbors include Stonecloud Brewing Company, Beer City Music Hall, The Fordson Hotel, the Jones Assembly, George's Liquors and numerous other Arts District and West Village businesses.

Property Highlights

- Fully-renovated and move-in ready bar or restaurant suite
- Excellent visibility and storefront windows/roll-up doors
- Sign opportunity

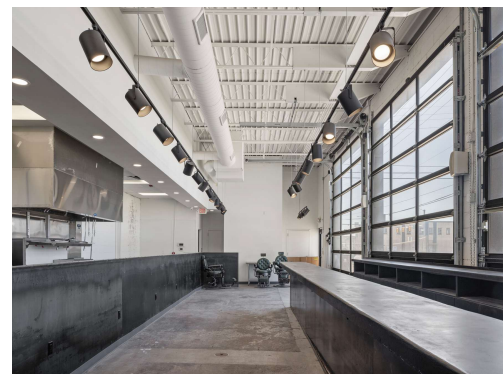
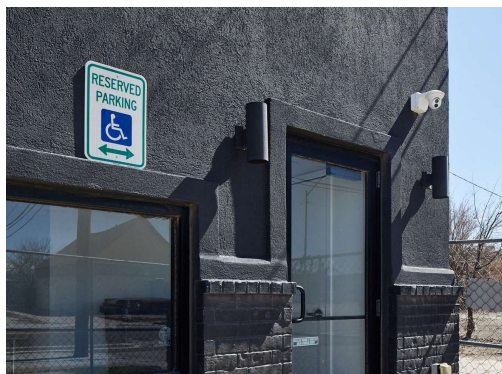
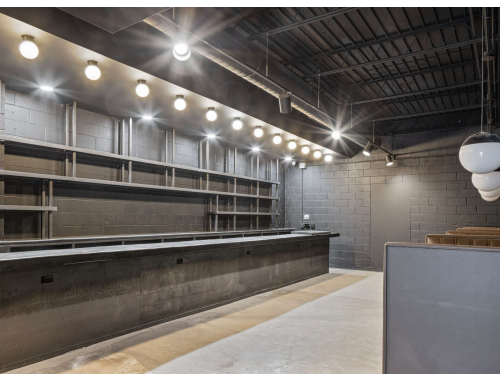
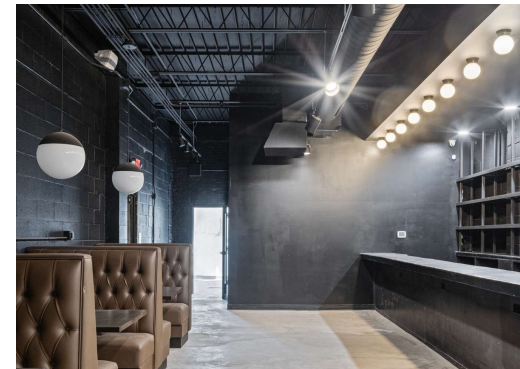
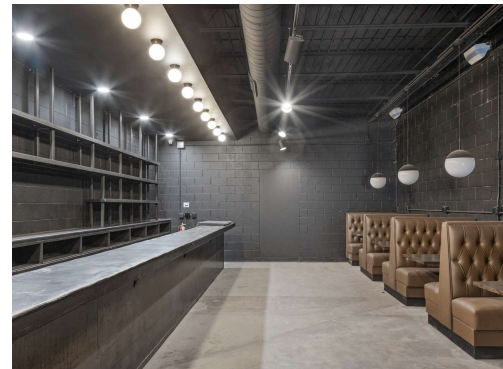
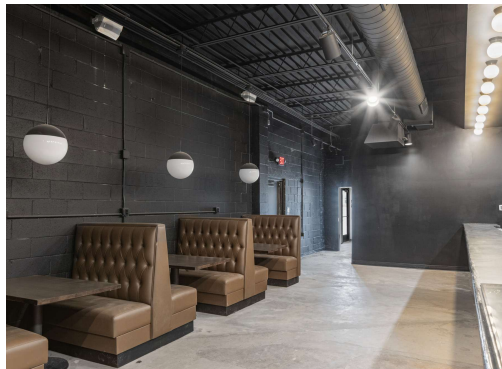
Offering Summary

Lease Rate:	\$18.00 SF/yr (NNN)
Number of Units:	2
Available SF:	1,079 - 2,438 SF
Lot Size:	7,052 SF
Building Size:	2,584 SF

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JOHN MILNER	405.620.2366	JOHN@BARTABAILEY.COM	BARTABAILEY.COM

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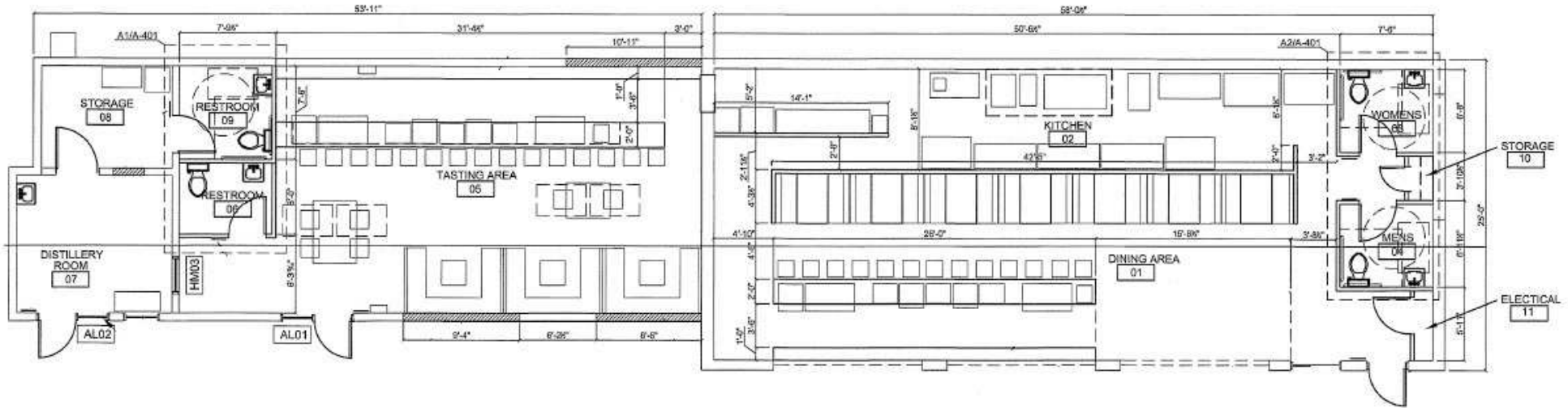
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Lease Information

Lease Type:	NNN	Lease Term:	36 months
Total Space:	1,079 - 2,438 SF	Lease Rate:	\$18.00 SF/yr

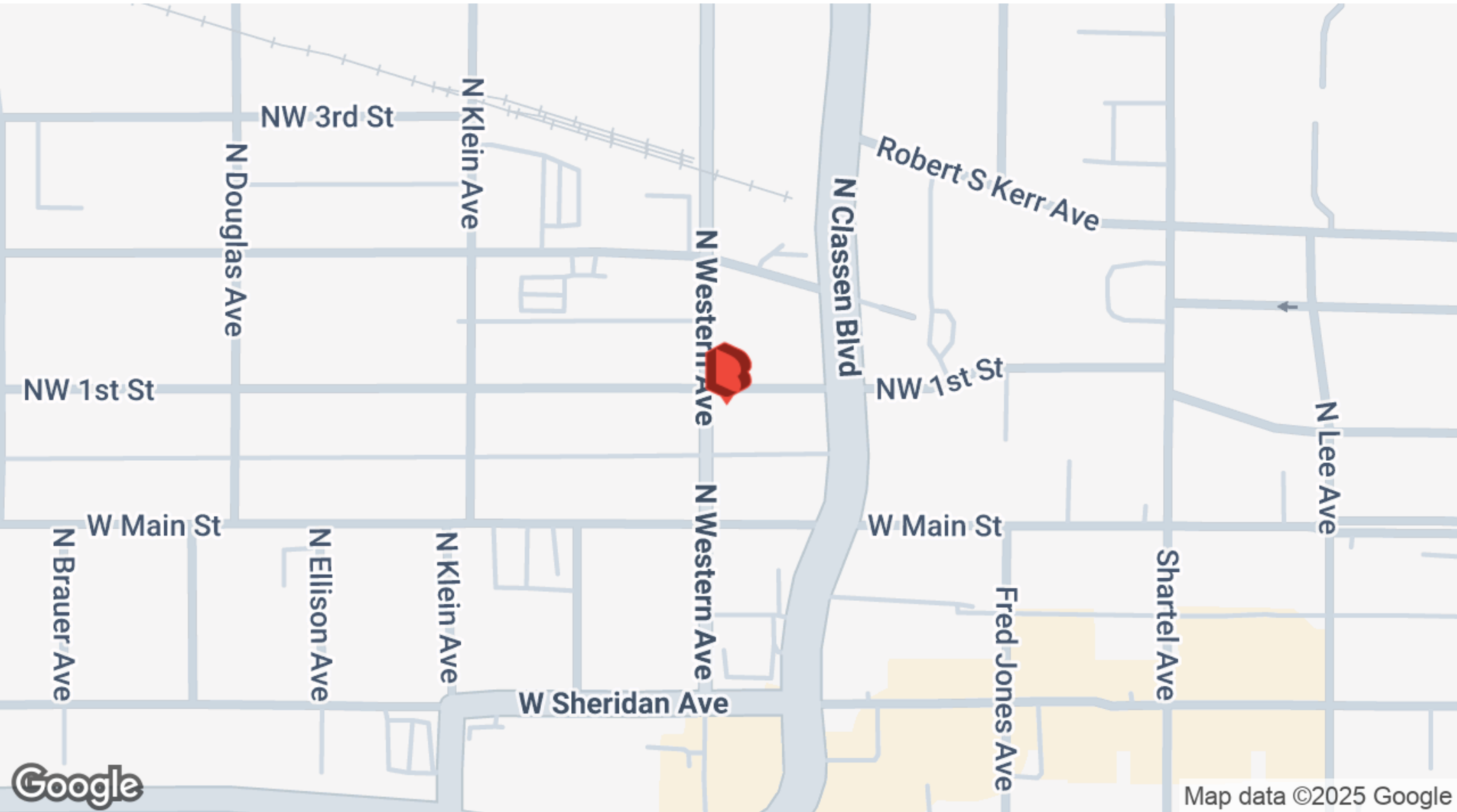
Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
120 N Western Suite A	Available	1,079 - 2,438 SF	NNN	\$18.00 SF/yr	Fully-renovated restaurant space with kitchen, dining area, bar area & 2 ADA restrooms
120 N Western Suite B	Available	1,359 - 2,438 SF	NNN	\$18.00 SF/yr	Fully-renovated bar space with booths, bar top, storage and restroom

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