



## Warwick Crossing

6909 W Hefner Rd, Oklahoma City, OK 73162



**Cummins-Setters**  
Commercial Partners LLC



**Matt Setters**

Cummins Setters Commercial Partners LLC

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(580) 357-2727

# Warwick Crossing

\$12.00 /SF/YR

END CAP DRIVE THRU AVAILABLE! Great spot for Pharmacy, drive thru restaurant or other retail for drive thru space use. B-9 space previously retail showroom ready for any tenant usage. This center features many suites and configurations to fit virtually any business's need. The location is at the corner of Hefner and Rockwell, two very busy roadways with plenty of traffic count. The center also has plenty of parking spaces. These are cross-park, no designated spaces needed. The property has professional management. Call directly for showing 580-512-3631...

- High traffic
- high quality finishing and building design
- abundant parking



Rental Rate:	\$12.00 /SF/YR
Property Type:	Retail
Gross Leasable Area:	31,804 SF
Year Built:	1995
Cross Streets:	Rockwell
Walk Score ®:	50 (Fairly friendly)
Rental Rate Mo:	\$1.00 /SF/MO

## 1st Floor Ste B 18

Space Available	3,035 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	2 - 5 Years

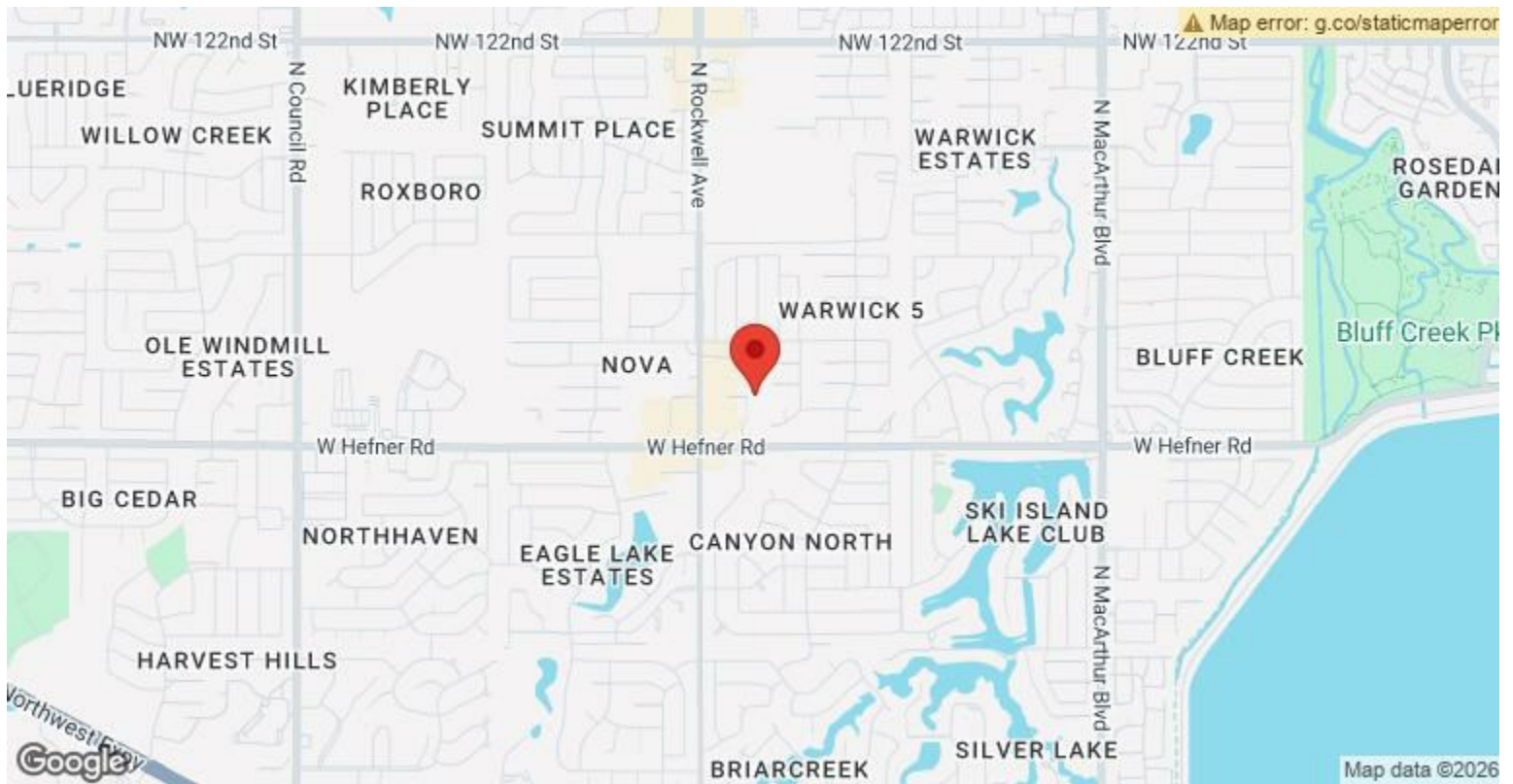
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## 1st Floor Ste B9

Space Available	6,158 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	2 - 5 Years

This is currently the largest available space at the Warwick Center. Previously a public gym, this space is wide open and ready for any build out by the tenant. The shape of the suite is mostly triangular. It features 2 bathrooms in the current configuration, 1 raised elevation office, and some changing stalls. Pricing and terms are more flexible on this space than others due to sheer size. Ownership is highly motivated to make a deal on this suite and create an anchor tenant for the shopping center.

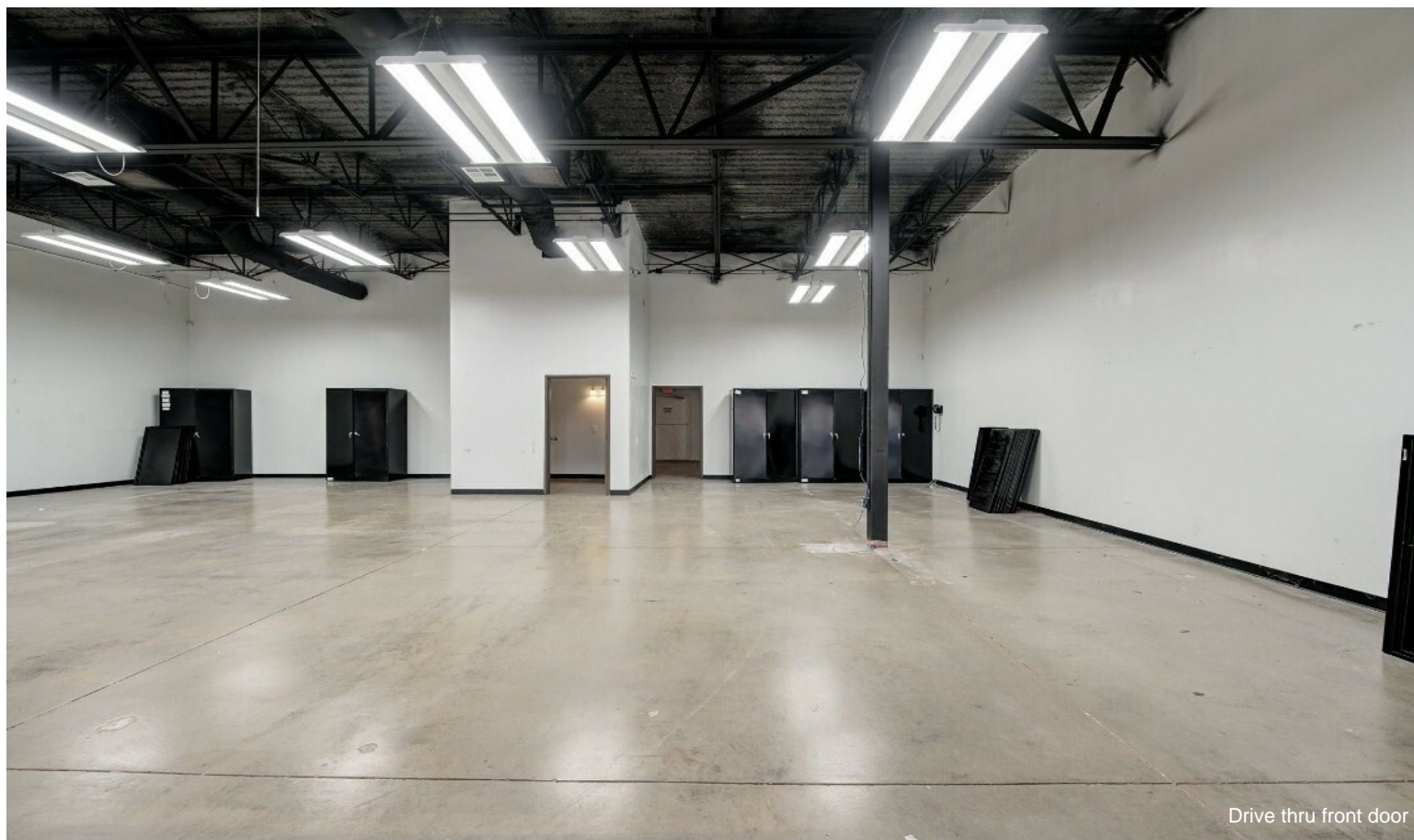
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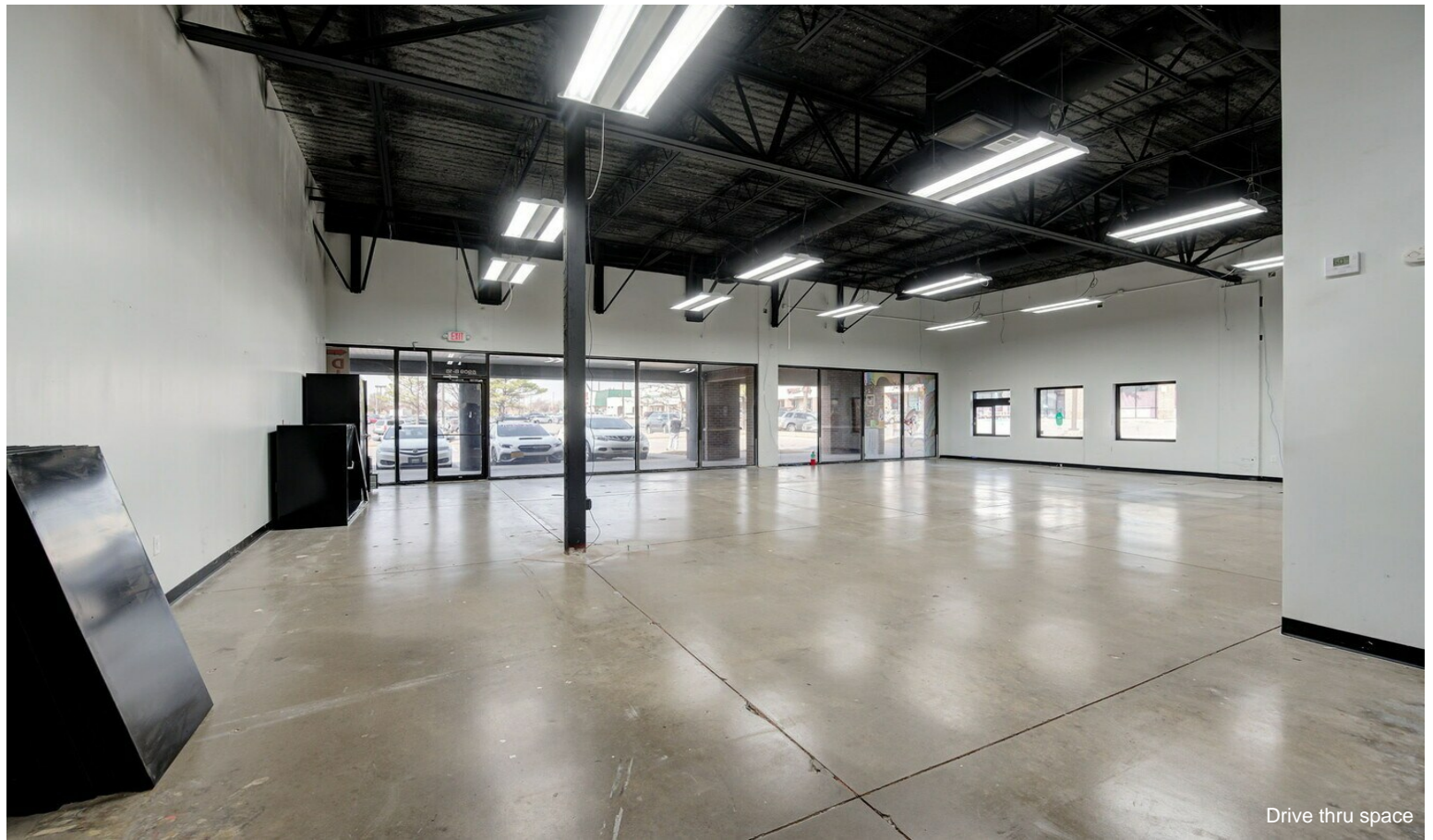
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# Property Photos



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Anchor Flex Showroom