

# DECKER SHOPPING CENTER

13,368 SF OFFICE/RETAIL

FOR LEASE



1200 S. Air Depot Blvd., Midwest City, Oklahoma 73110



7501 Broadway Extension  
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**

The Decker Shopping Center has great visibility to traffic on Air Depot and has a mix of retail and service tenants. Could be utilized for a number of businesses with great location in the heart of Midwest City just one mile north of Tinker Air Force Base. Don't miss out on this prime retail space, call today!

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<b>BUILDING SF</b>	13,363
<b>BASE RATE</b>	\$7.00—\$13.00 Per SF
<b>OPEX Base:</b>	\$3.35 / SF
<b>LEASE TYPE</b>	NNN
<b>TYPICAL TERM</b>	3-5 Years
<b>CO-BROKERAGE</b>	3% Primary Term

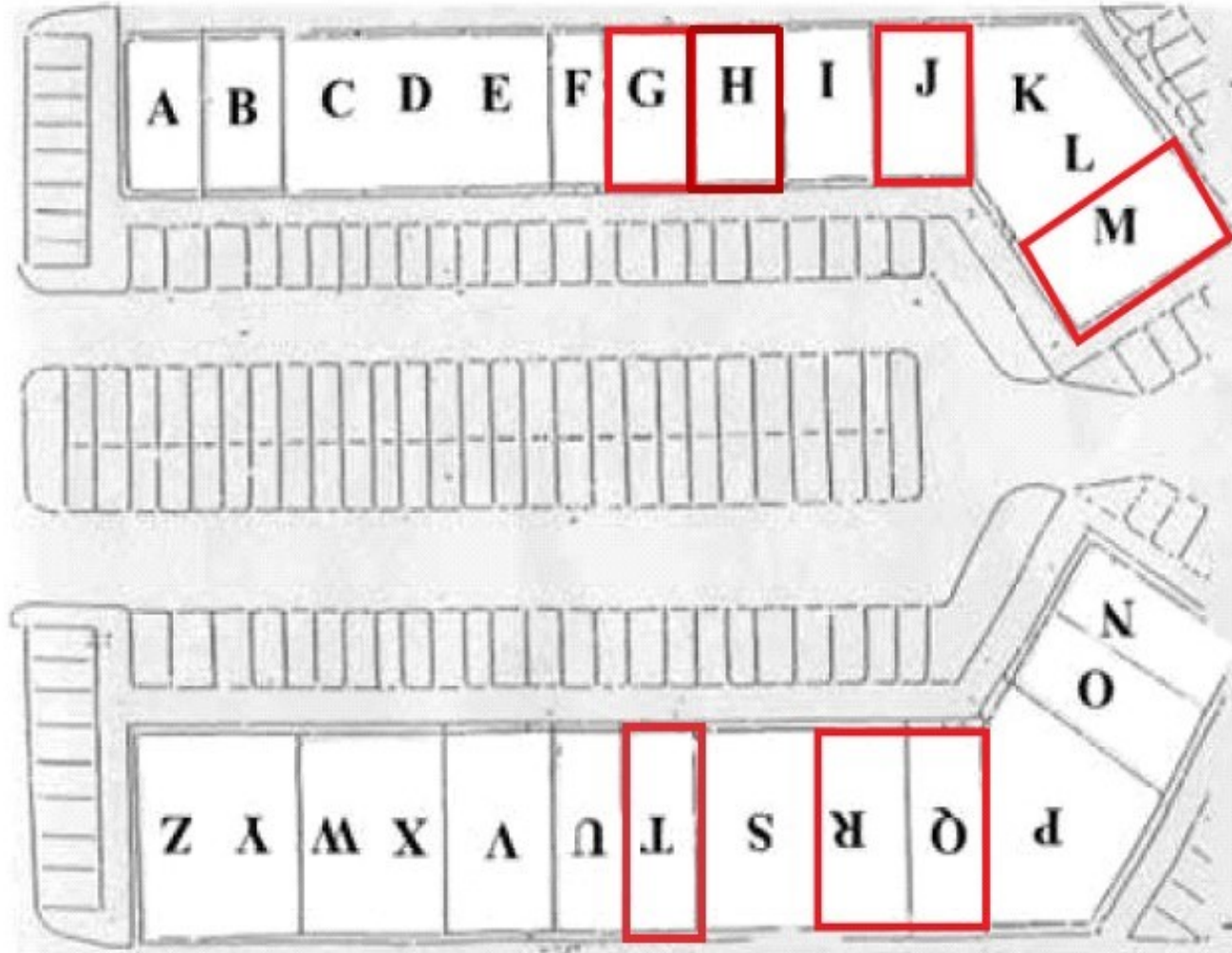
**FOR LEASE**



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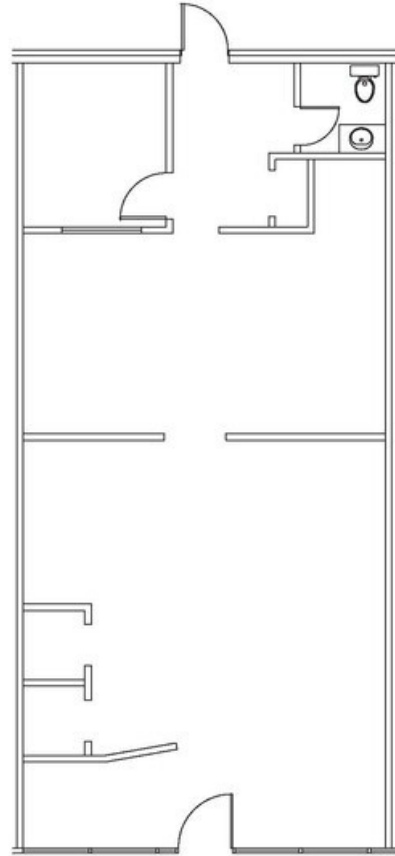


<b>SUITE</b>	<b>SIZE</b>	<b>LEASE TYPE</b>	<b>LEASE RATE</b>
Suite G	1,300 SF	NNN	\$13.00 SF/ yr
Suite H	1,360 SF	NNN	\$13.00 SF/ yr
Suite J	1,300 SF	NNN	\$13.00 SF/ yr
Suite M	5,608 SF	NNN	\$7.00 SF/ yr
Suite Q-R	2,700 SF	NNN	\$13.00 SF/ yr
Suite T	1,100 SF	NNN	\$13.00 SF / yr



*DECKER CENTER  
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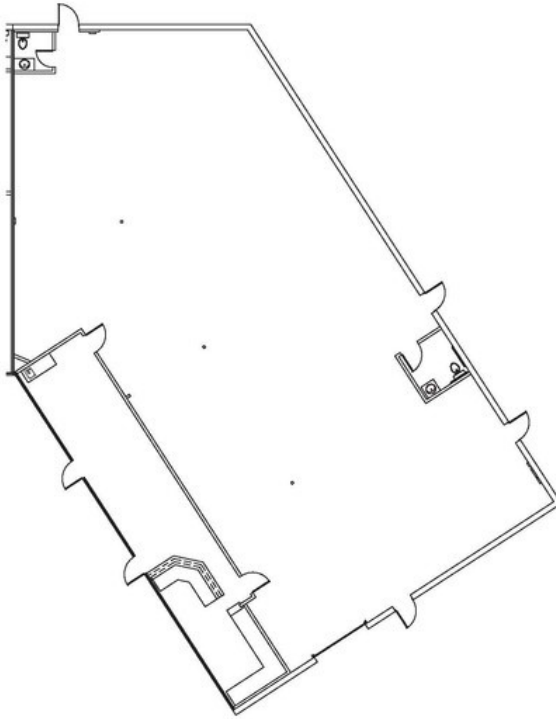
*SUITE J  
1,300 SF*



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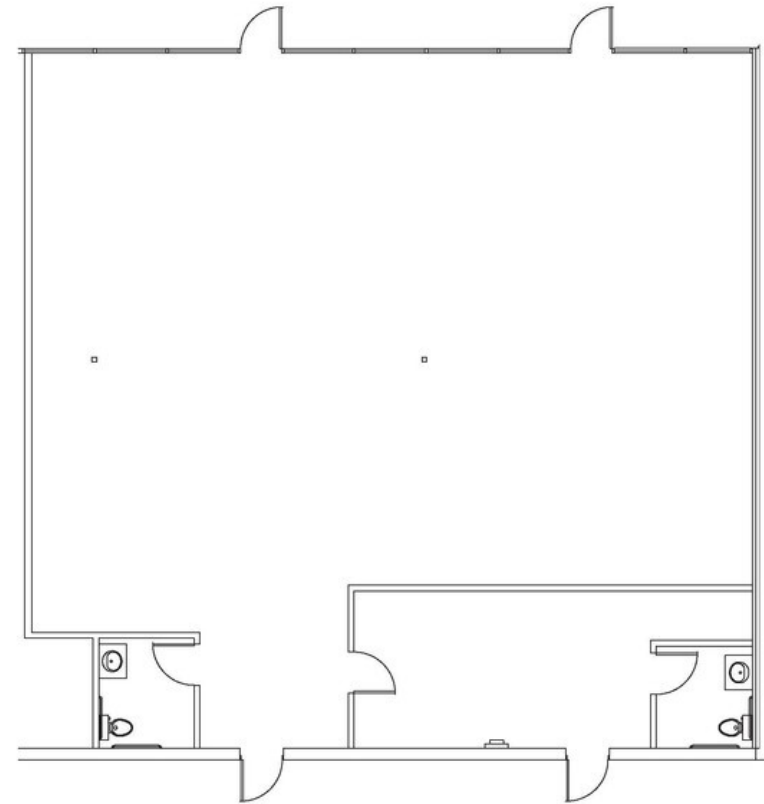
*SUITE M: 5,608 SF*



 1/16" = 1'-0"

*DECKER CENTER  
1200 S. Air Depot  
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*SUITE Q  
2,700 SF*



 1/8" = 1'-0"

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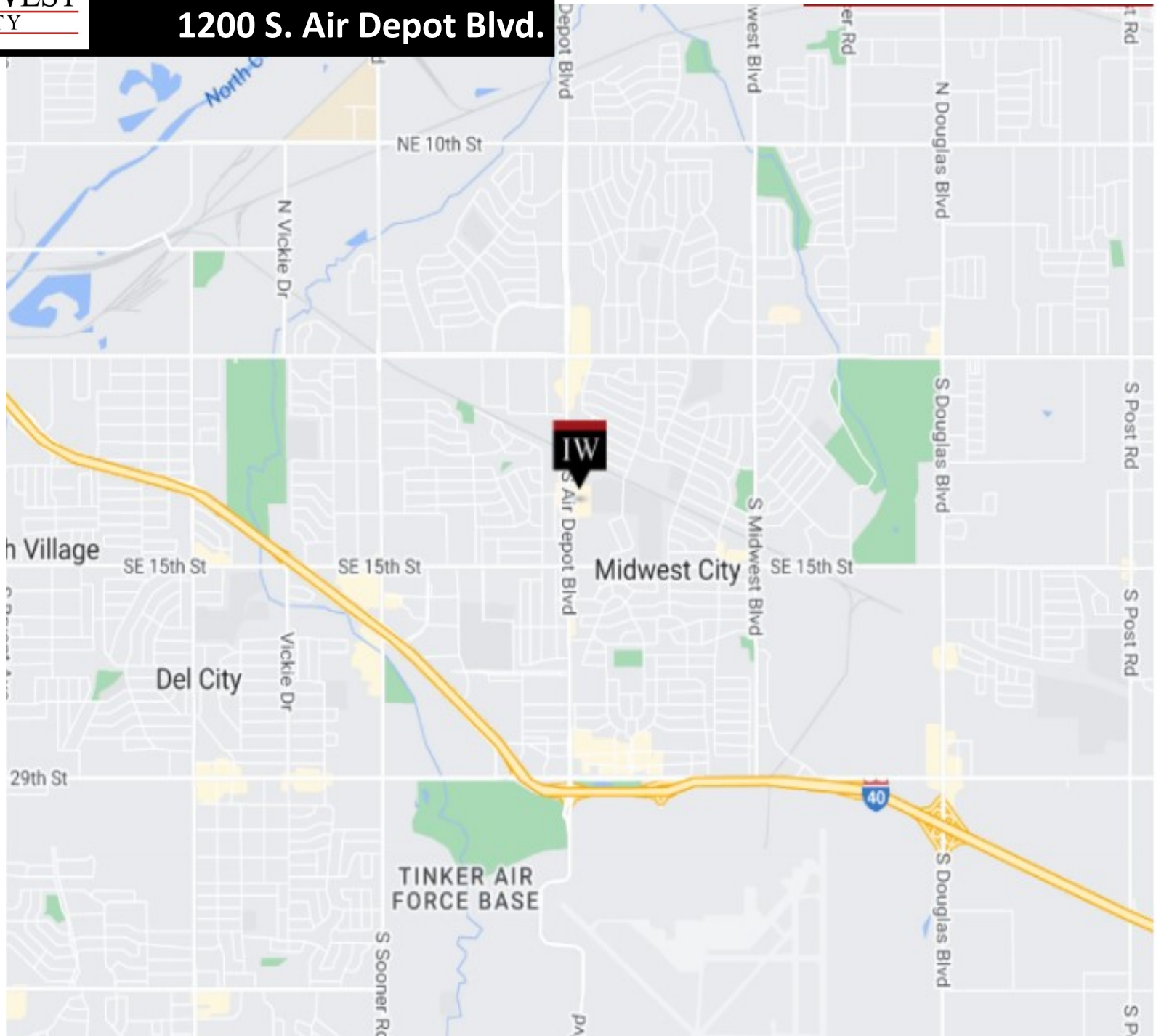
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### Highlights:

- Heavy foot traffic.
- Tinker Air Force Base within a mile.
- Dedicated turn lane.
- Pylon sign.
- Cannabis Friendly.

This property is well maintained and is ready for immediate occupancy, and landlord will allow tenant remodeling within reason to fit specific tenant needs. Whether you're in manufacturing, distribution, or any business that requires a flexible workspace with the best visibility, this unit could possibly be your solution.

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