



FOR LEASE

FORAKER C^o **PASEO STUDIOS**

2807 N Walker Ave., Oklahoma City, OK 73103

PRESENTED BY:

Jeremy Foraker

President

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ForakerCompany.com

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PROPERTY SUMMARY

Available SF:	463 SF
Lease Rate:	\$1,900.00 per month (MG)
Lot Size:	0.14 Acres
Building Size:	4,448 SF
Ceiling Height:	17.0 FT
Year Built:	2018
Cross Streets:	N. Walker & NW 28th Street

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PROPERTY OVERVIEW

Available for lease is a 463 square foot boutique space located in the heart of the Paseo Arts District, Oklahoma City's most eclectic and art-focused neighborhood. The space is part of a boutique retail studio, offering an intimate setting ideal for specialty retail, gallery use, or creative studio concepts. With its unique character, walkable environment, and steady flow of visitors drawn to the district's galleries, restaurants, and events, this space provides a rare opportunity for a tenant seeking a highly visible location in one of the city's most distinctive cultural destinations. Landlord pays for taxes, insurance, and common area maintenance. Tenant pays for electricity.

PROPERTY HIGHLIGHTS

- Walker traffic and visibility
- Private Restroom
- Kitchenette and Mezzanines included
- Located at the entrance to the Paseo Arts District
- Flexible lease terms

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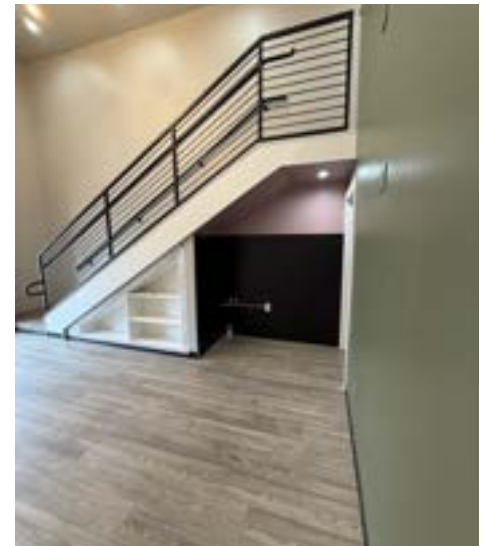
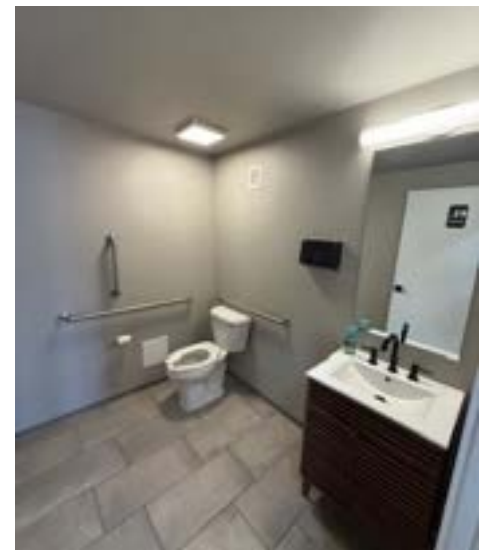
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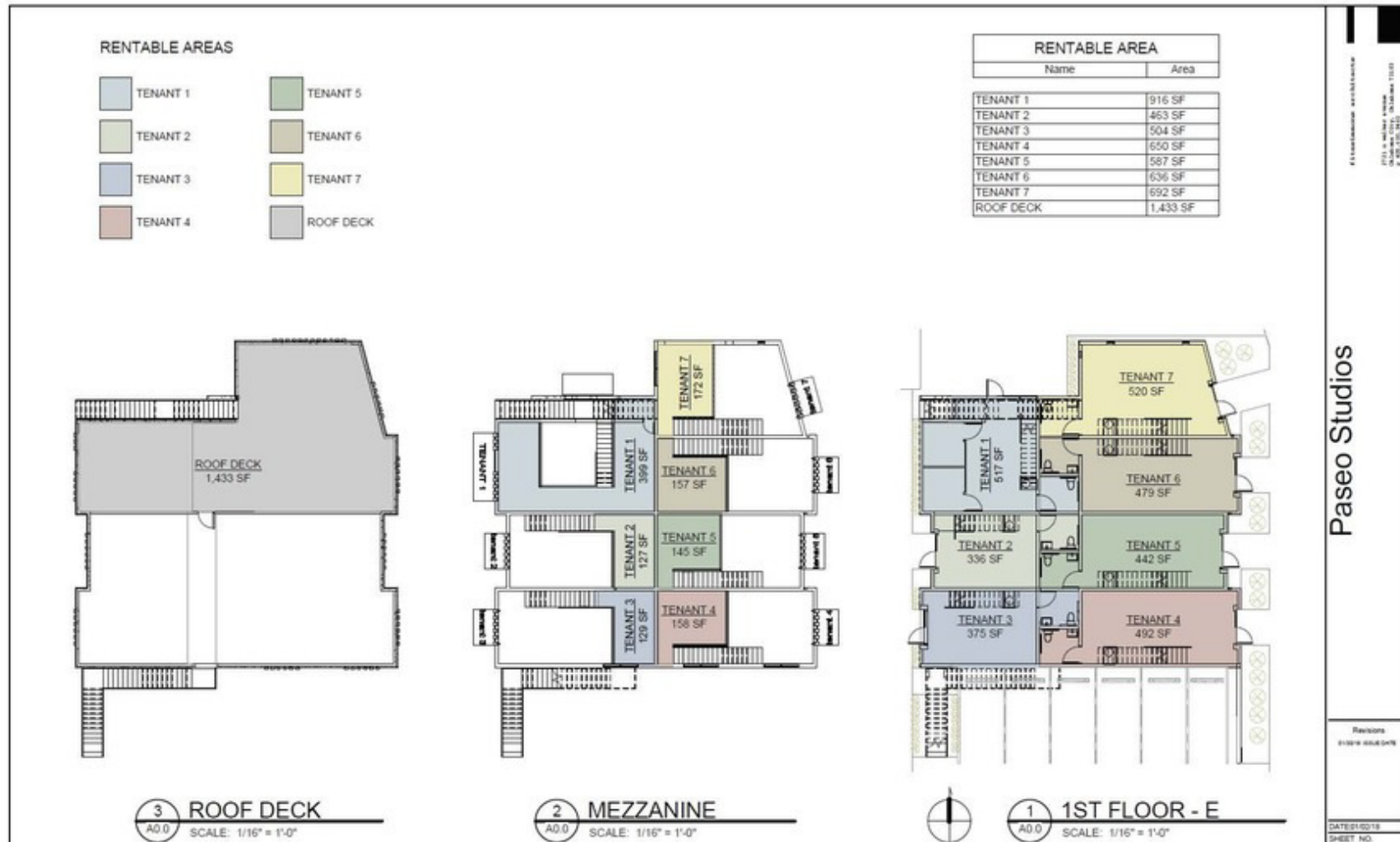
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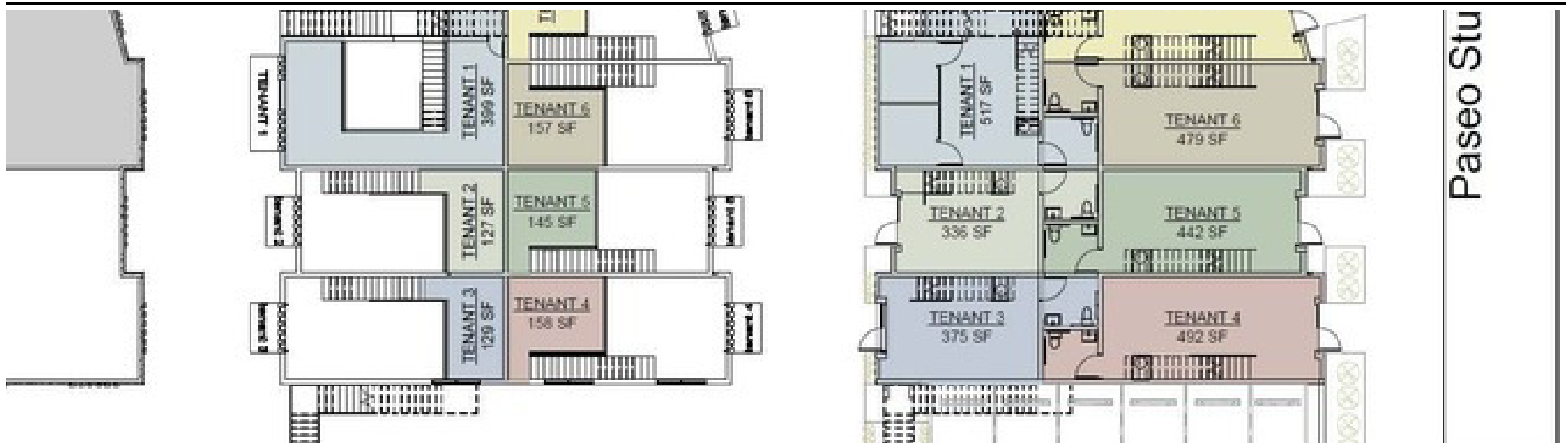


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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	463 SF	Lease Rate:	\$1,900.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Leased	916 SF	Modified Gross	Negotiable	-
Suite 2	Available	463 SF	Modified Gross	\$1,900 per month	-
Suite 3	Leased	504 SF	Modified Gross	Negotiable	-
Suite 4	Leased	650 SF	Modified Gross	Negotiable	-
Suite 5	Leased	587 SF	Modified Gross	Negotiable	-

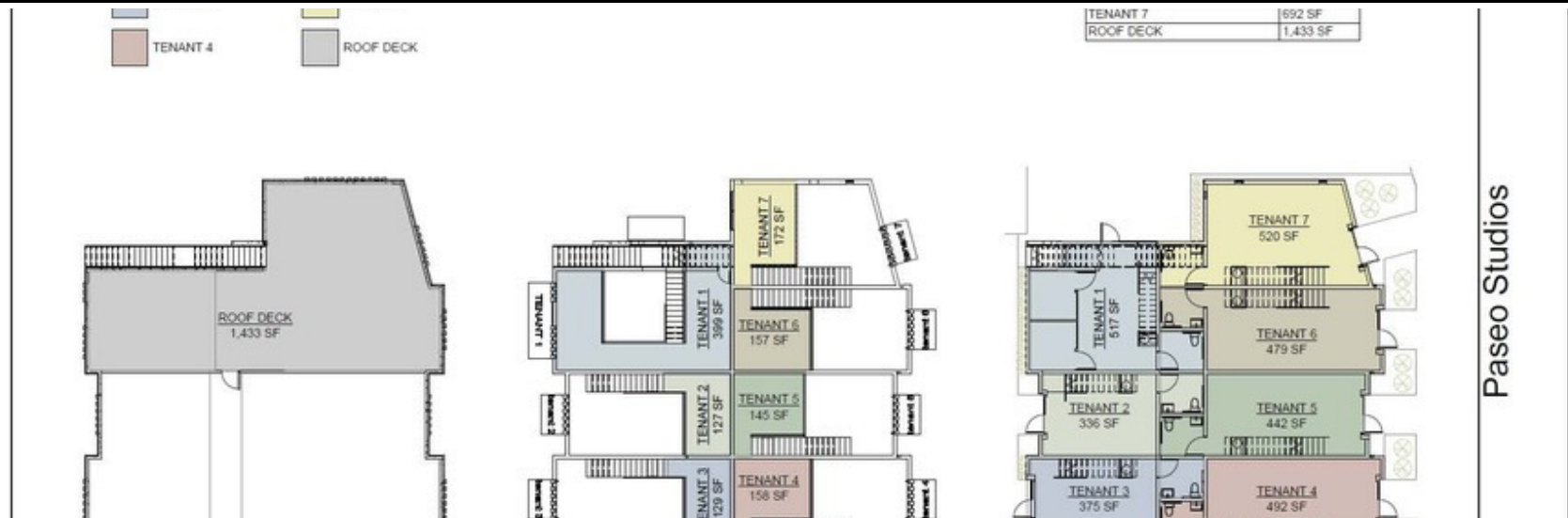
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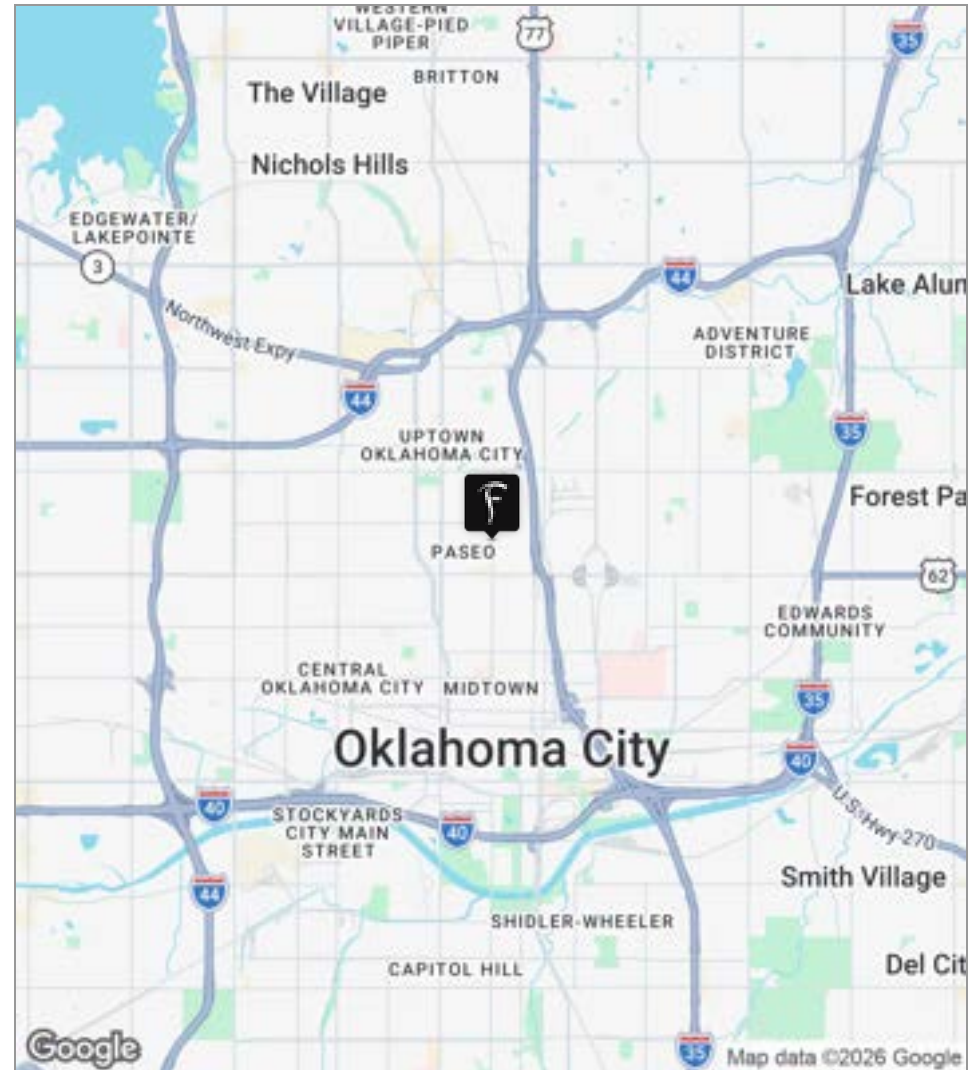
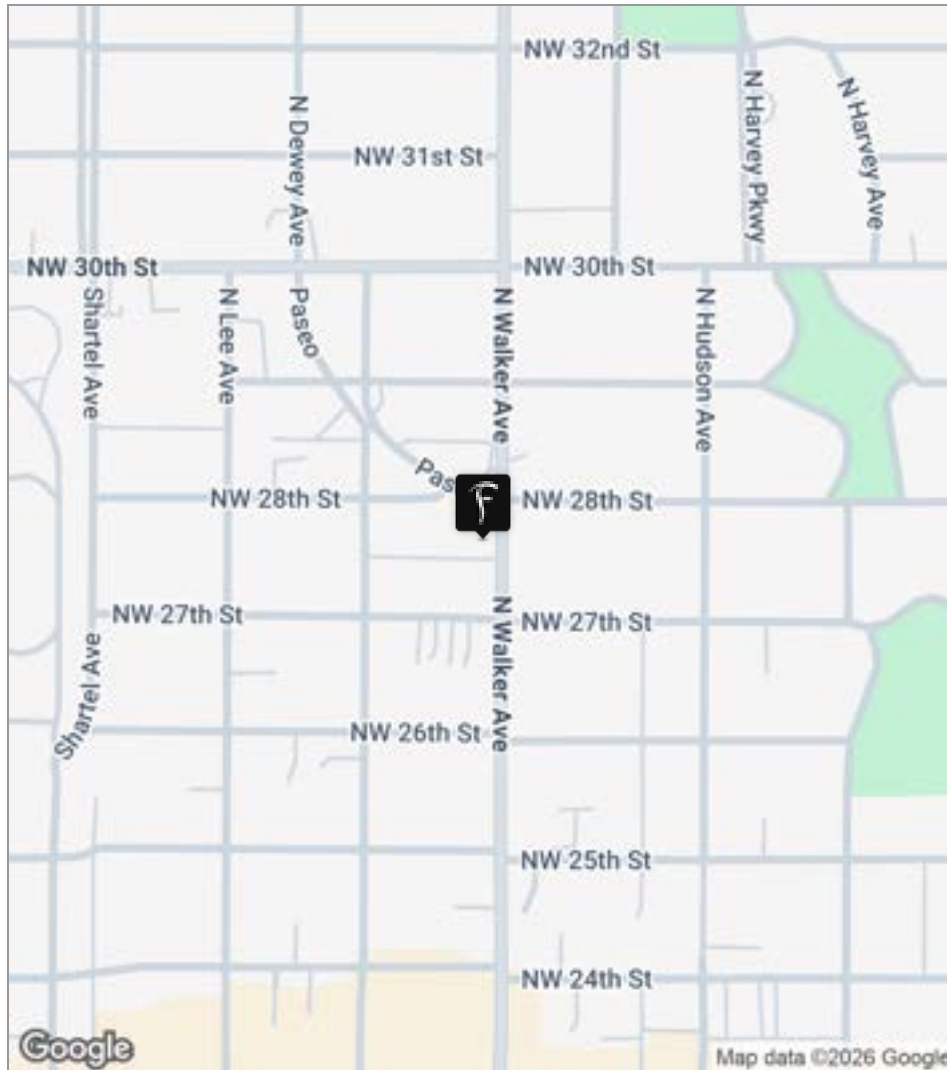
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 6	Leased	636 SF	Modified Gross	Negotiable	-
Suite 7	Leased	692 SF	Modified Gross	Negotiable	-

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