

***Office/Warehouse & Fenced Yard
FOR LEASE—\$3,200 / MONTH
136 NW 122nd Street, Oklahoma City***



**INTERWEST
REALTY**

7501 Broadway Extension
Oklahoma City, OK 73116
405.752.2525

Presented By:

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136 NW 122nd Street, Oklahoma City



EXECUTIVE SUMMARY

This well-located and versatile office/warehouse property offers 2,824 SF of functional space along with a fenced and paved rear yard, ideal for contractors or service-based businesses. The building features a professional lobby/reception area, 3–5 private offices, a breakroom, and two separate warehouse bays, each with overhead doors to accommodate equipment and vehicle access.

Positioned just a few blocks west of Broadway Extension on NW 122nd Street, the property provides excellent accessibility across the OKC metro and to Tulsa. With its prime location, you would be situating your business in the heart of things, with a central location unparalleled anywhere in OKC! A prominent elevated pylon sign along NW 122nd adds valuable visibility for branding and customer recognition.

Most recently occupied by an HVAC Contractor, this property is perfectly suited for the trades or general office, such as plumbing, electrical, HVAC, construction, or specialty trades such as tile, stone, or equipment suppliers.

Location Benefits:

Situated just west of Broadway Extension, this location offers quick and easy access across the Oklahoma City metro and to Tulsa. Ideal for dispatch-heavy or service-based businesses.



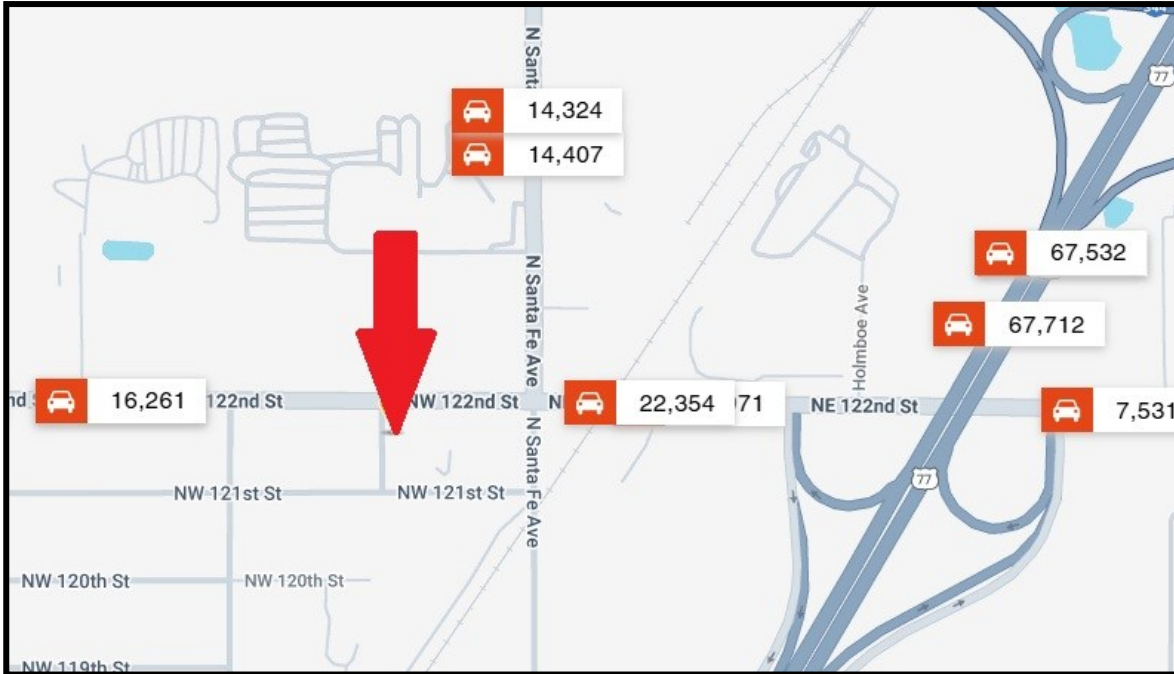
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PROPERTY HIGHLIGHTS:

- 2,824 SF on 0.16 acres
- Lobby/reception, 3–5 private offices, breakroom
- Warehouse 1: One standard overhead door
- Warehouse 2: Two drive-thru overhead doors for easy vehicle access
- Fenced and paved rear yard
- Customer and employee parking in front
- Zoned Light Industrial (I-1)
- High visibility with large pylon signage
- Strong access for service and delivery vehicles



Contact for More Information or Showings:

George W. Huffman, Managing Broker

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