# **STRATFORD BUSINESS PARK 8,218** *SF OFFICE/RETAIL*

## FOR LEASE



## 11100 N. Stratford, Oklahoma City, Oklahoma 73120



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**

Stratford Office Park is a beautiful development with manicured grounds and ample parking. Locally owned and managed for a quick turnaround on lease execution for immediate occupancy. Centrally situated between Quail Creek and Nichols Hills residential communities which gives excellent access to interstates and major business districts.

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#### **OFFERING SUMMARY**

\$16.00 SF / YEAR

| AVAILABLE SF | 8,218           |
|--------------|-----------------|
| LEASE TYPE   | Modified Gross  |
| TYPICAL TERM | 3-5 Years       |
| CO-BROKERAGE | 3% Primary Term |







| SUITE         | SIZE     | LEASE TYPE     | LEASE RATE     |
|---------------|----------|----------------|----------------|
| Suite 100-400 | 6,029 SF | Modified Gross | \$16.00 SF/ yr |
| Suite 500     | 1313 SF  | Modified Gross | \$16.00 SF/yr  |
| Suite 600     | 450 SF   | Modified Gross | \$16.00 SF/yr  |
| Suite 700     | 1,235 SF | Modified Gross | \$16.00 SF/ yr |



























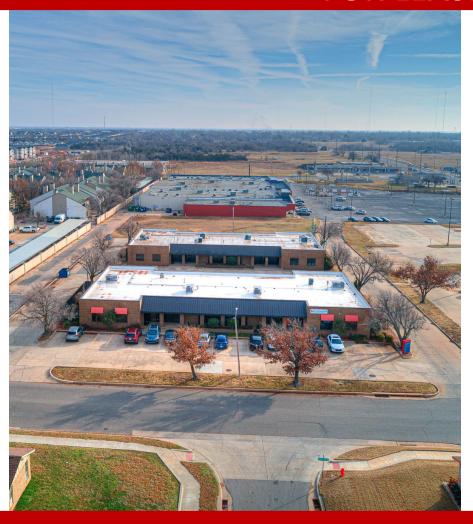
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#### Highlights:

- Locally Owned and Managed
- Plenty of Parking
- Great Location

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