

1301 CORNELL PARKWAY
OKLAHOMA CITY, OK 73108



Multi-Tenant Flex Building For Lease

Suite 700: 3,388 SF-\$9.75/SF/YR/NNN

3 Months of Free Rent for Landlord Approved User

NAIRED COMMERCIAL
REAL ESTATE

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PROPERTY OVERVIEW

TOTAL SF 35,370 SF +/-

VACANT SF 3,388 SF +/-

LOT SIZE 2.2 ACRES +/-

ZONING I-2

- **Optimal Size & Layout:** 3,388 SF with an approx. 70/30 warehouse-to-office ratio. Office layout includes an open reception area, 3 private offices, and an ADA restroom
- **Modern Warehouse Amenities:** Fully climate controlled, with move-in-ready finishes, modern LED lighting and fresh flooring
- **Flexible Loading Options:** Currently features one (1) Overhead Door for truck access. Dock-high loading can be delivered subject to lease terms
- **Availability:** Available Now! Landlord is offering a three-month free rent bonus to approved tenants. Locally managed and operated

DEMOGRAPHICS



POPULATION

1 MILE: 1,164

3 MILES: 55,963

5 MILES: 208,385



AVERAGE HOUSEHOLD INCOME

1 MILE: \$60,404

3 MILES: \$50,840

5 MILES: \$60,228



TOTAL HOUSEHOLDS

1 MILE: 514

3 MILES: 20,645

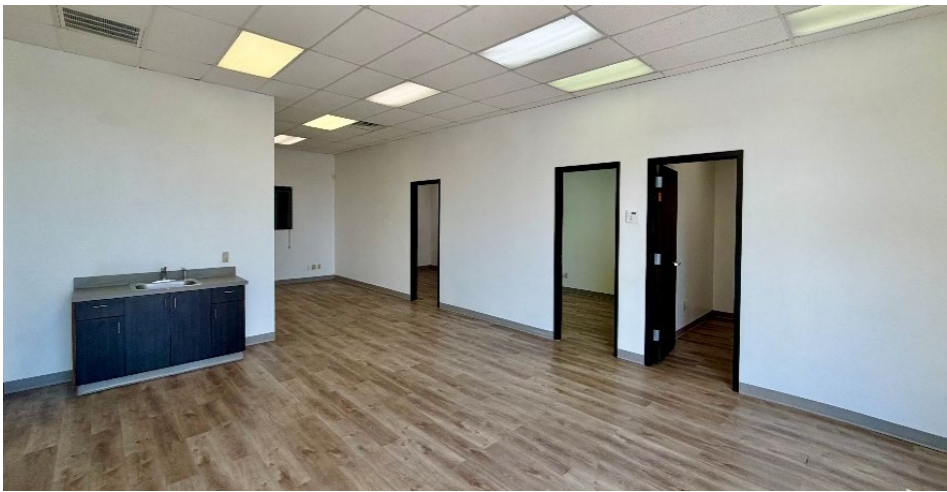
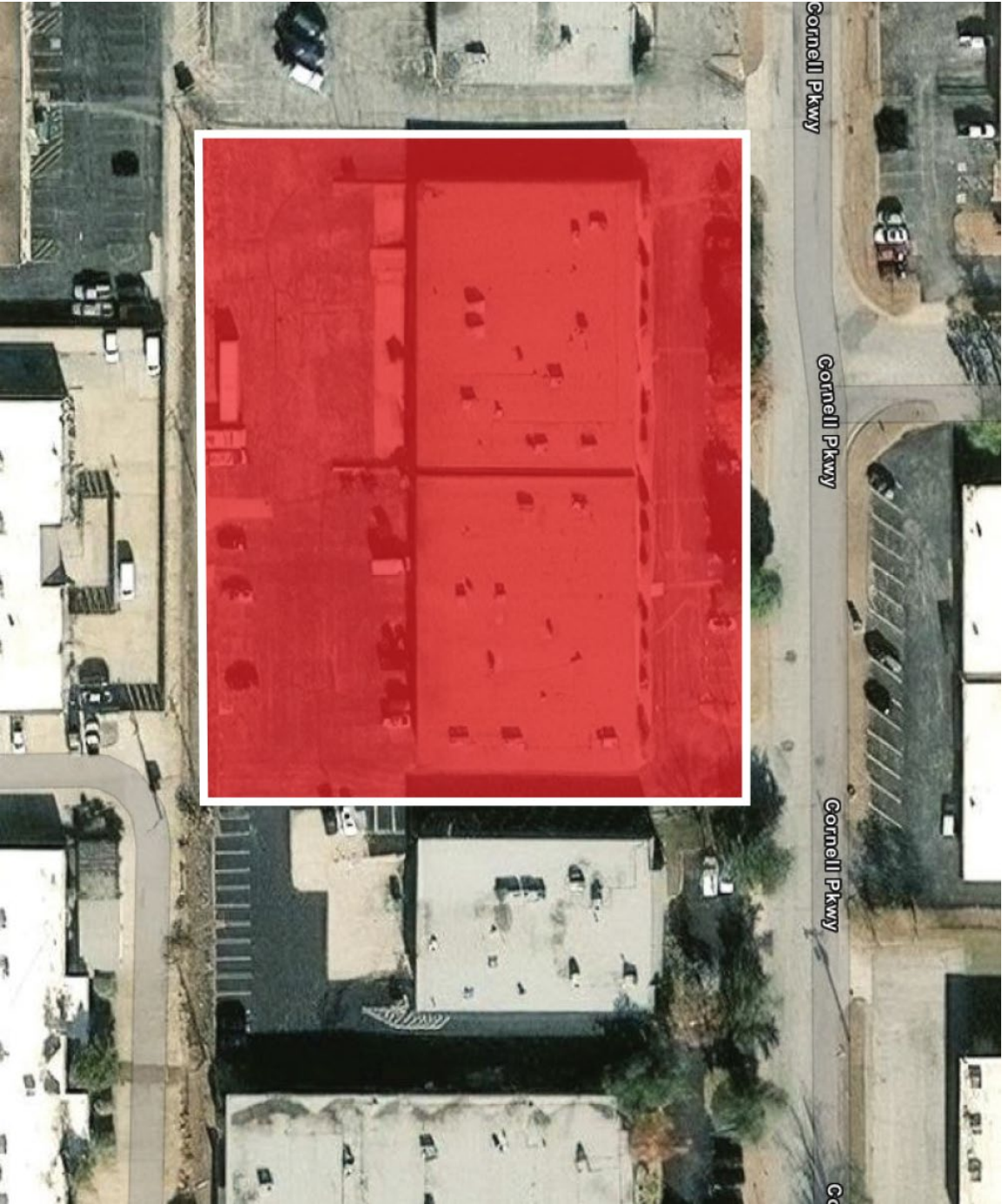
5 MILES: 79,942



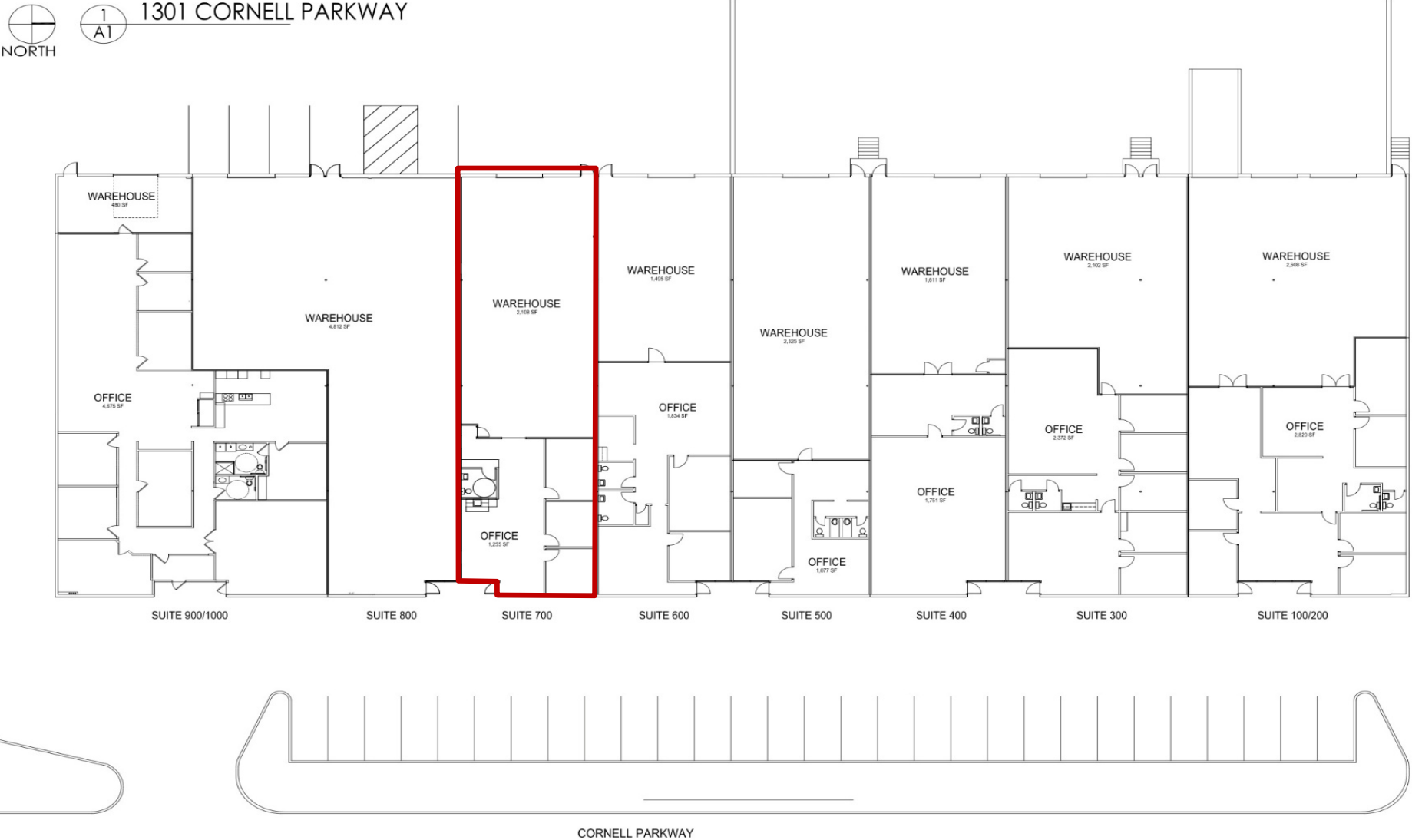
1 MILE FROM I-40

2.5 MILES FROM I-44

1301 CORNELL PARKWAY



1301 CORNELL PARKWAY SITE PLAN



1301 CORNELL PARKWAY AERIAL

