

I-240 BUSINESS PARK

32,417 SF OFFICE/WAREHOUSE

FOR LEASE



3600-3744 E I -240 Service Road, Oklahoma City, Oklahoma 73135



7501 Broadway Extension
Oklahoma City, OK 73116

Presented By:

George W. Huffman

CEO | Managing Broker

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george@iwpok.com

PROPERTY OVERVIEW

This mixed-use office and warehouse facility is positioned in a strategic location with excellent access to all areas of Oklahoma City. The recently replaced high-density foam roof ensures not only greater comfort but also maximizes energy efficiency.

The North front building boasts 10'x12' overhead doors in each suite, with 14.5' ceiling height. Meanwhile, the South back building takes has larger 12'x14' overhead doors and 17.5' ceiling height, providing ample space for diverse business needs.

Select suites come equipped with 100% heating and cooling capabilities, offering an ideal environment for businesses that demand precise climate control. This property features generous parking spaces to accommodate your needs and ensures convenient access to your business premises.

This property welcomes cannabis businesses, providing an inclusive environment for those looking to thrive in this rapidly growing industry. Seize the opportunity to establish and expand your cannabis-related ventures in a space that supports your vision.

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OFFERING SUMMARY

\$12.00 SF / YEAR

AVAILABLE SF	32,417
UNITS	14
OPEX BASE	\$2.15 SF
LEASE TYPE	NNN
TYPICAL TERM	3-5 Years
CO-BROKERAGE	3% Primary Term



FOR LEASE



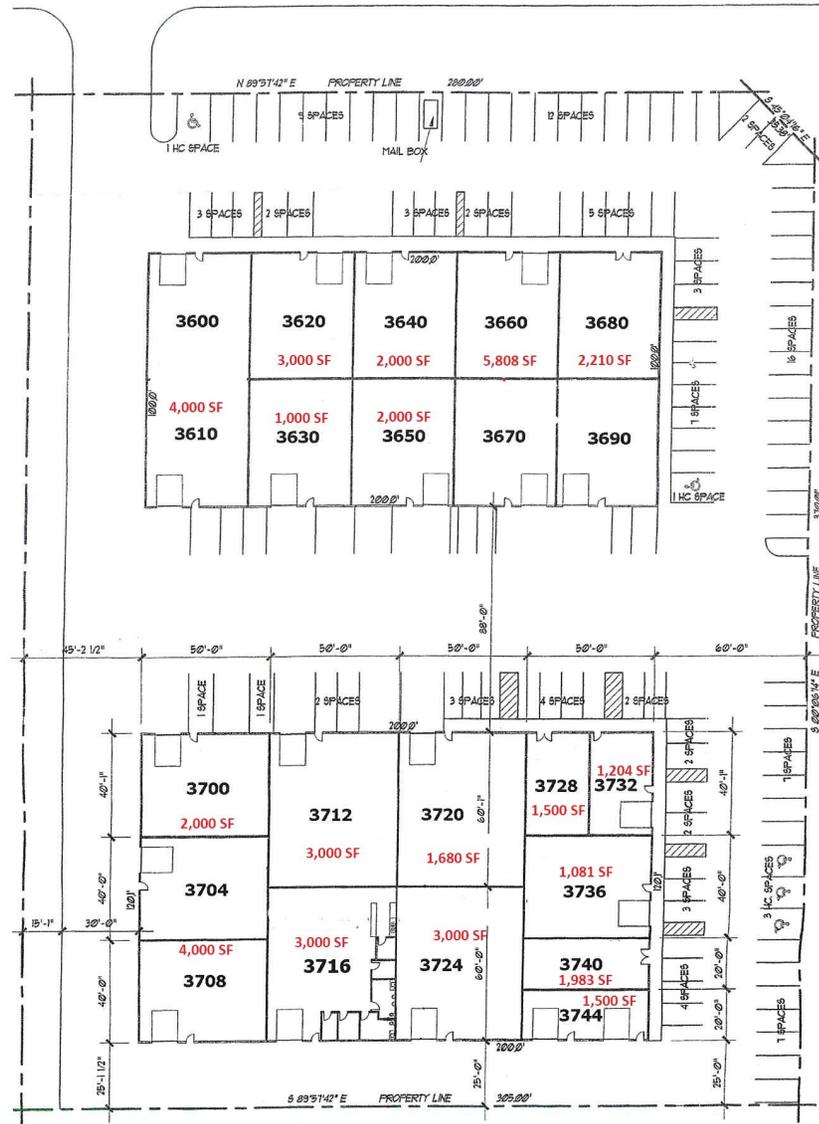
FOR LEASE



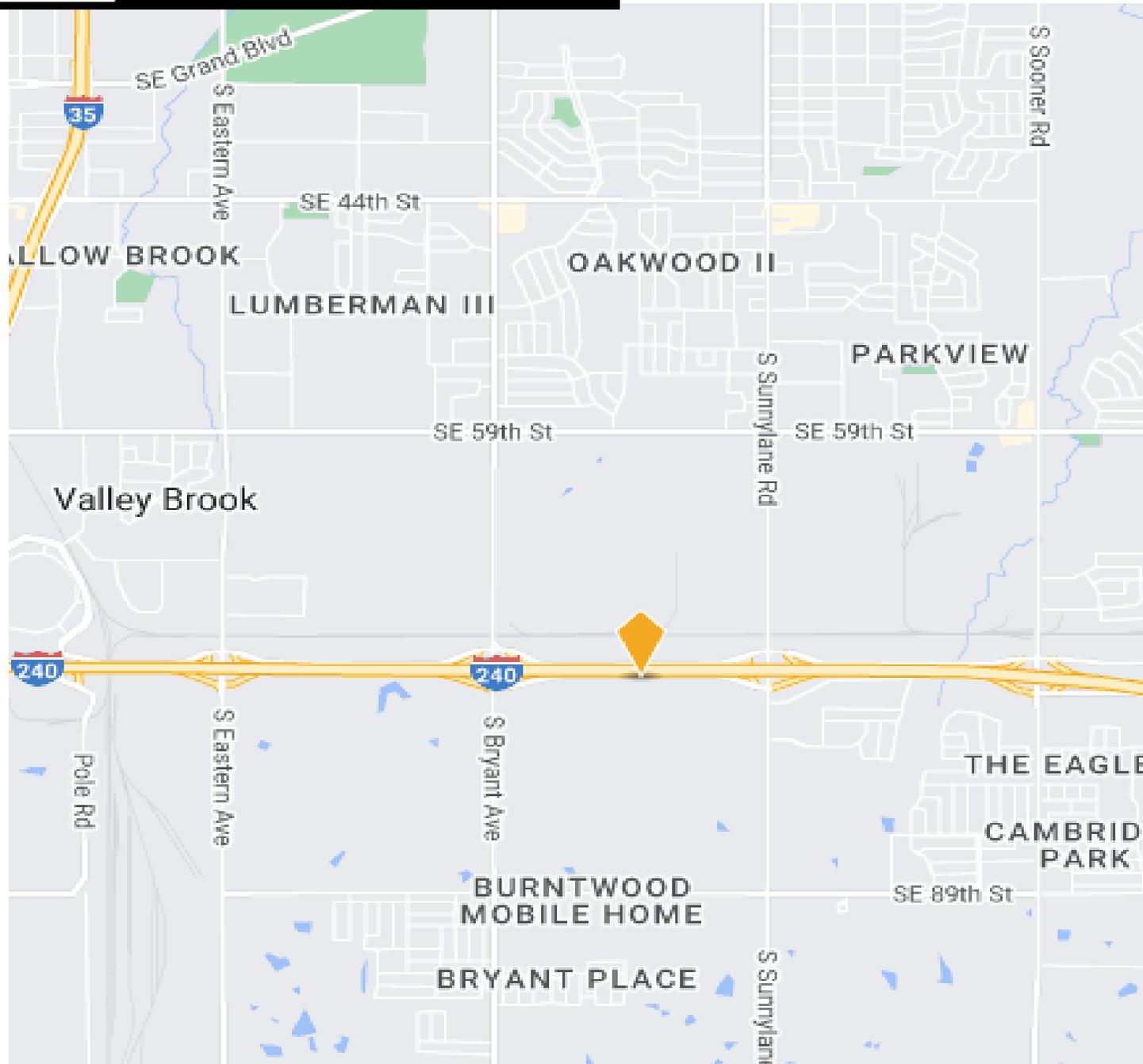
SPACES	LEASE RATE	SPACE SIZE
Suite 3600	\$12.00 SF/yr (NNN)	2,000 SF
Suite 3610	\$12.00 SF/yr (NNN)	2,000 SF
Suite 3620-3630	\$12.00 SF/yr (NNN)	4,000 SF
Suite 3650	\$12.00 SF/yr (NNN)	2,000 SF
Suite 3660	\$12.00 SF/yr (NNN)	4,000 SF
Suite 3680	\$12.00 SF/yr (NNN)	2,210 SF
Suite 3690	\$12.00 SF/yr (NNN)	1,808 SF
Suite 3700	\$12.00 SF/yr (NNN)	2,000 SF
Suite 3712	\$12.00 SF/yr (NNN)	3,000 SF
Suite 3720	\$12.00 SF/yr (NNN)	1,680 SF
Suite 3724	\$12.00 SF/yr (NNN)	3,032 SF
Suite 3728	\$12.00 SF/yr (NNN)	1,500 SF
Suite 3732	\$12.00 SF/yr (NNN)	1,204 SF
Suite 3740	\$12.00 SF/yr (NNN)	1,983 SF



I-240 Frontage Road



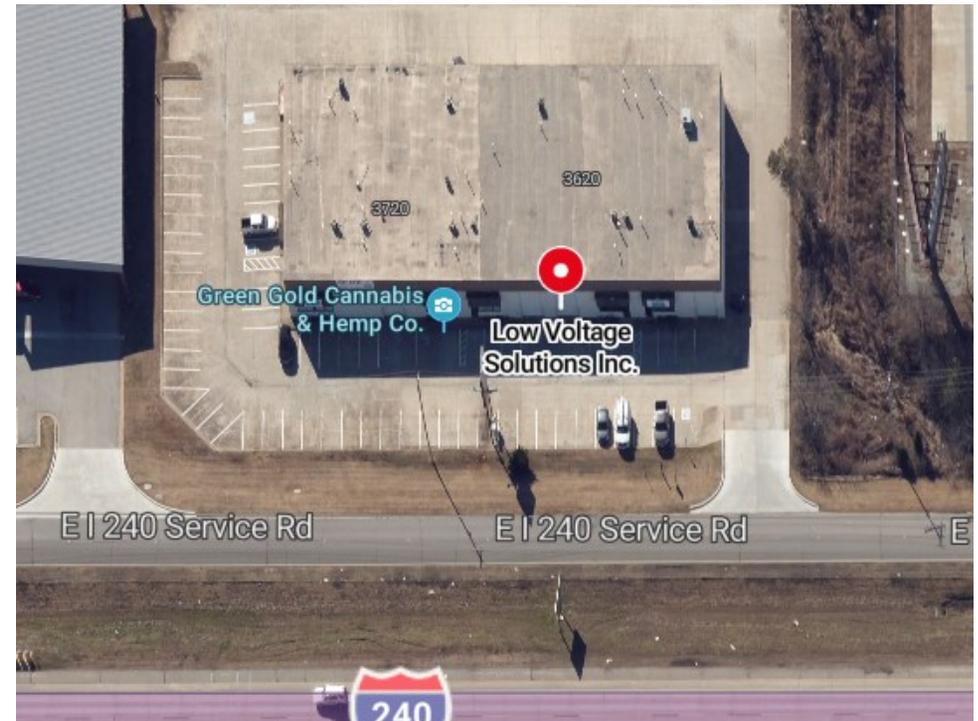
SITE PLAN
SCALE: 1" = 30' - 0"



Highlights:

- Cannabis Friendly Property
- Large Overhead Doors
- Tall Ceilings
- Some Suites 100% Climate Controlled
- Generous Parking Spaces

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