

# D&N Commercial Real Estate

Oklahoma City, Oklahoma

## INCENTIVES OFFERED

**Building #1**



**Building #2**



## RETAIL/OFFICE SPACES FOR LEASE Oklahoma City, OK 73107

**LOCATION:**      **Building #1:**    2531 N.W. 23<sup>rd</sup> Street, Suite #100  
Available: 1,200 SF (Building: 3,200 SF)  
\$1.400/00/Month – Plus Utilities (Modified Gross Lease)

**Building #2:**    2519 N.W. 23<sup>rd</sup> Street, Suite #130  
Available: 1,250 SF (Building: 10,440 SF)  
\$13.50 PSF/YR NNN

- HIGHLIGHTS:**
- Busy, well maintained neighborhood center facing 23<sup>rd</sup> Street corridor high Visibility
  - Great long term tenant base with Urban Mode Salon, Allstate, CSI, H&R Block, Chrome Dragon Tattoo, & Little Caesars.
  - Located one block from Shepherd Mall Business Center.
  - One mile from OCU & popular Uptown District/Plaza District
  - Ample parking

**TRAFFIC COUNT:**      21,414 vehicles per day.

**ZONING:**                C-3, Commercial

**TERMS:**                 3-5 Year

**FOR ADDITIONAL INFORMATION CONTACT: [Debi New \(405\)-821-7104](tel:405-821-7104)**  
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