



3204-3208 S.W. 59th Street

Oklahoma City, Oklahoma 73119

PROPERTY HIGHLIGHTS

- **3204 S.W. 59th Street, Suite C:**
2,000 SF - \$2,000/Month NNN
 - Approx 35%/65% Office to Warehouse Ratio
 - Warehouse Space
 - (1) Private Office
 - Open Area
 - Kitchenette
 - (1) Restroom
 - (1) Grade Level Door (10'W x 12'H)
- **3208 S.W. 59th Street, Suite C:**
2,000 SF - \$2,000/Month NNN
 - Approx 40%/60% Office to Warehouse Ratio
 - (3) Private Offices
 - Kitchenette
 - (1) Restroom
 - (1) Grade Level Door (10'W x 12'H)
 - Fully Climate Controlled

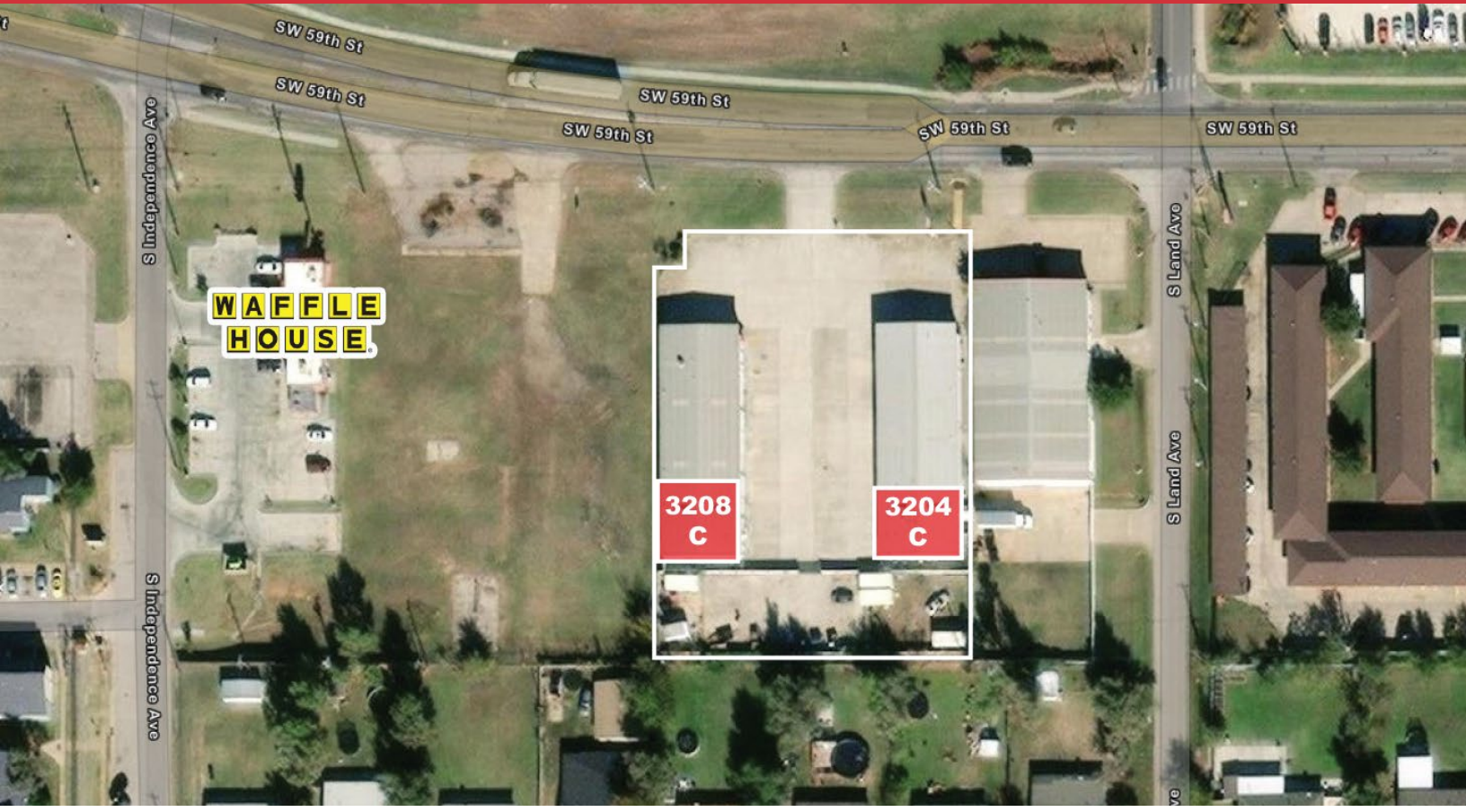
Amir Shams
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amir@naisullivangroup.com

Zac McQueen
+1 405 476 9199
zac@naisullivangroup.com

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116

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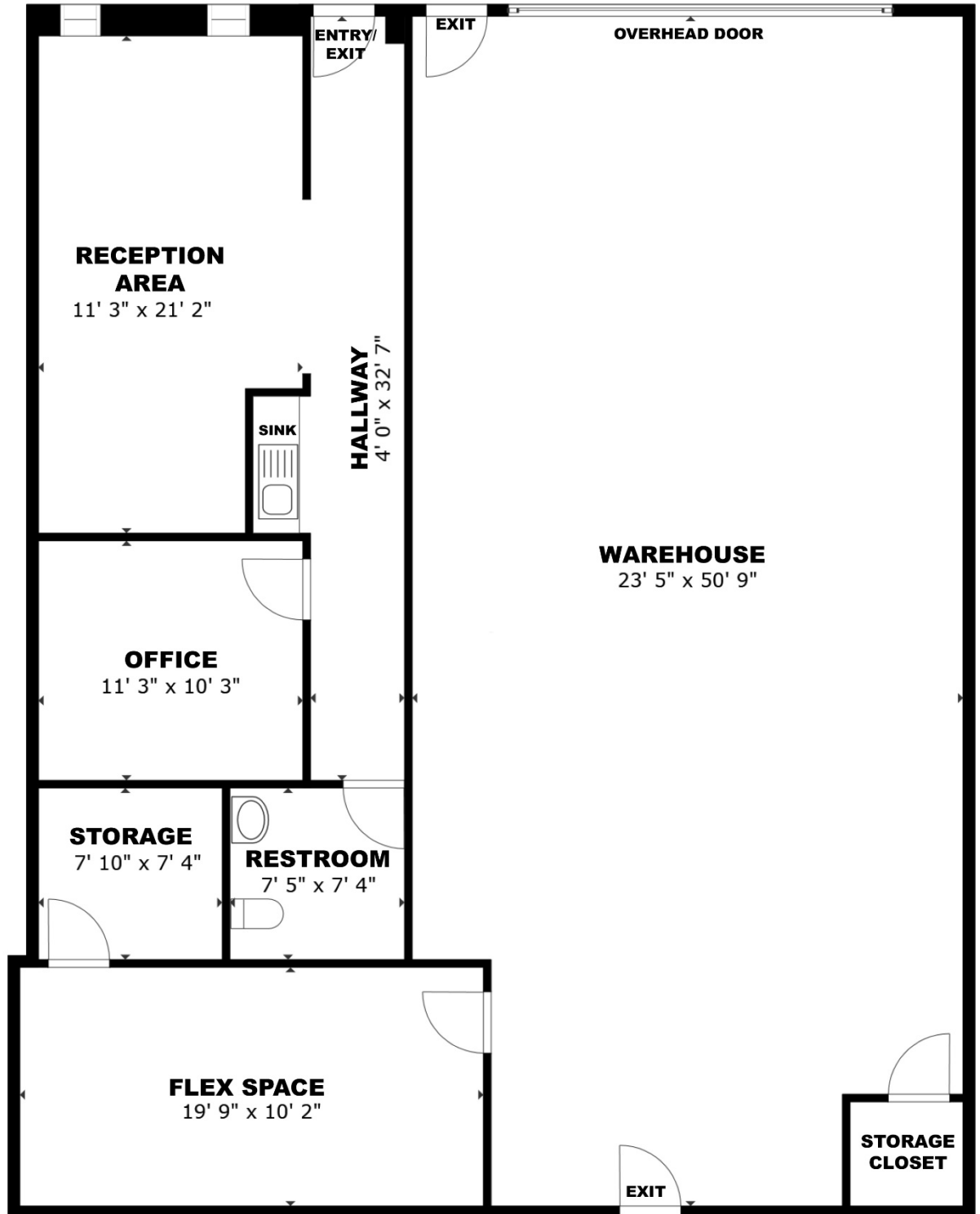
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SCAN FOR 3D TOUR

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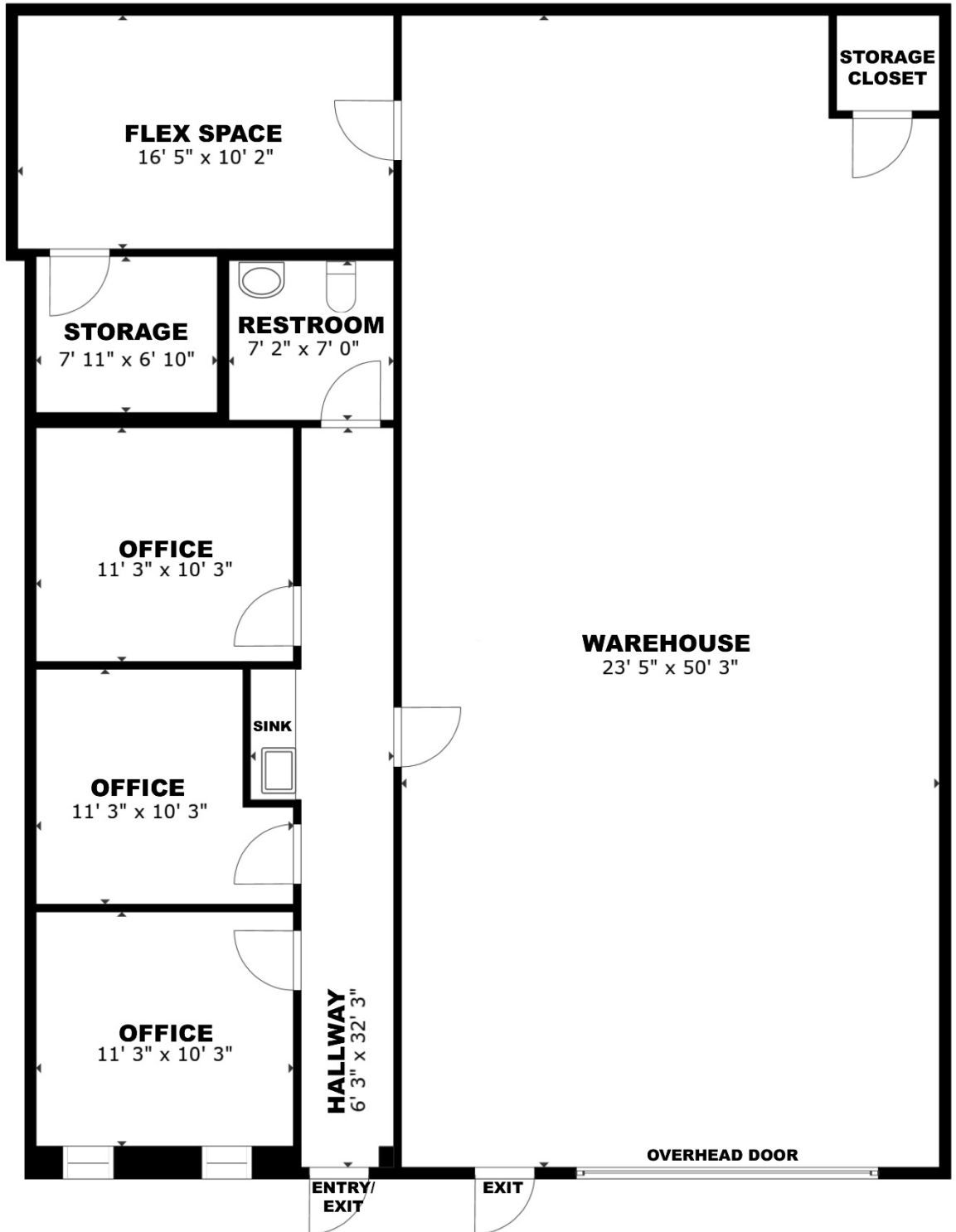
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SCAN ME FOR 3D TOUR

3208 SUITE C



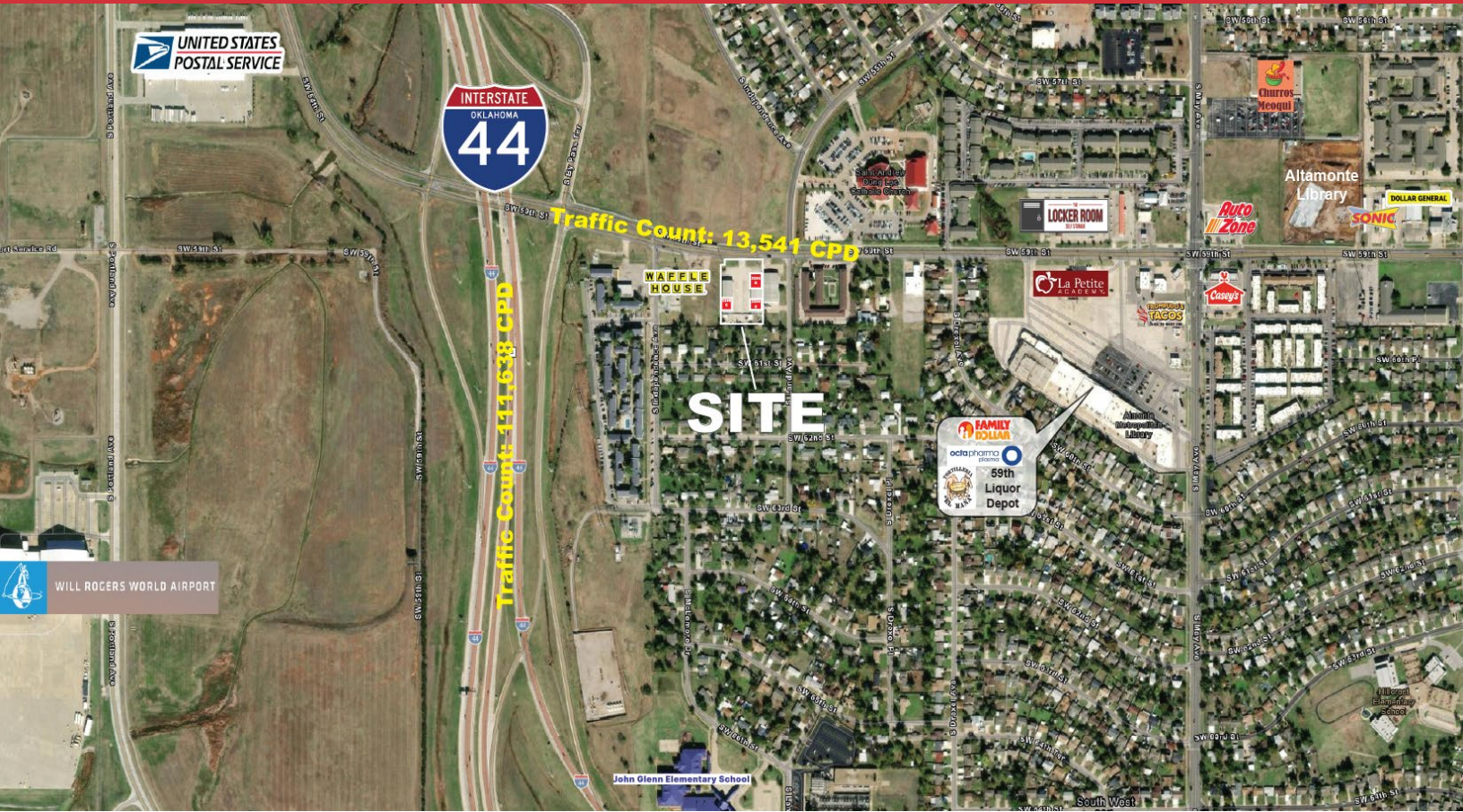
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LOCATION HIGHLIGHTS

- Very quick access to I-44
- 5 Minute Drive to Will Rogers World Airport
- Located in a Residential Area Excellent for Residential Service Business

Population	1 Mile: 13,264	3 Miles: 89,867	5 Miles: 168,520
Average Household Income	1 Mile: \$49,861	3 Miles: \$53,081	5 Miles: \$60,884
Total Households	1 Mile: 4,797	3 Miles: 32,661	5 Miles: 62,289

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