

1301 CORNELL PARKWAY OKLAHOMA CITY, OK 73108

NAIRED

COMMERCIAL
REAL ESTATE

Multi-Tenant Flex Building For Sale

33,609 SF MOL

Sales Price: \$3,195,000

8.18% Cap Rate

All Tenants on NNN Leases

Comprehensive Offering Memorandum Available
Upon Request



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PROPERTY HIGHLIGHTS

- 33,609 SF multi-tenant flex / industrial asset in Southwest OKC with immediate access to I-40, I-44, Downtown, and Will Rogers World Airport
- 89.4% occupied with a diversified tenant mix across medical, industrial, service, and corporate users
- True NNN leases providing predictable cash flow and limited landlord responsibility
- Functional Class B construction with dock-high and grade-level loading and renovated office suites.
- In-place income with upside, including one remaining 3,388 SF vacancy
- Balanced lease rollover with weighted average expirations into 2029.
- Consistent demand for small-bay flex space in a high-activity Southwest OKC corridor

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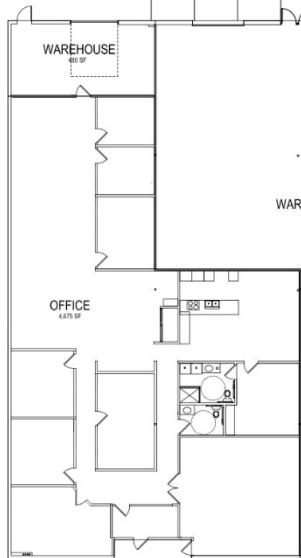
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1301 CORNELL PARKWAY



SUITE 900/1000



SUITE 800



SUITE 700



SUITE 600



SUITE 500



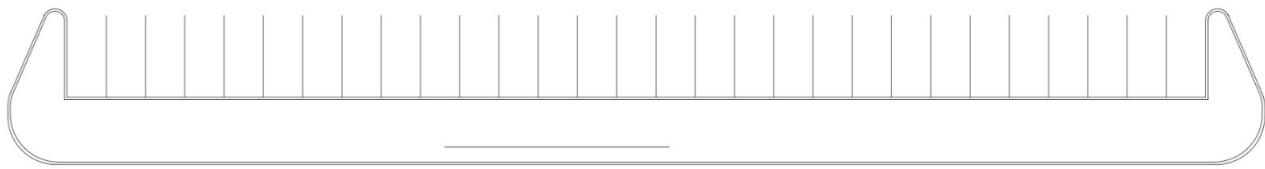
SUITE 400



SUITE 300



SUITE 100/200



CORNELL PARKWAY

LOCATION HIGHLIGHTS

- 2 Minutes to I-40 - Instant Highway Connectivity
- 5 Minutes to I-44 - Quick Access to Major Regional Routes
- Prime Location: Just 10 minutes from Downtown OKC
- Ideal for Logistics: 8 Minutes from Will Rogers World Airport



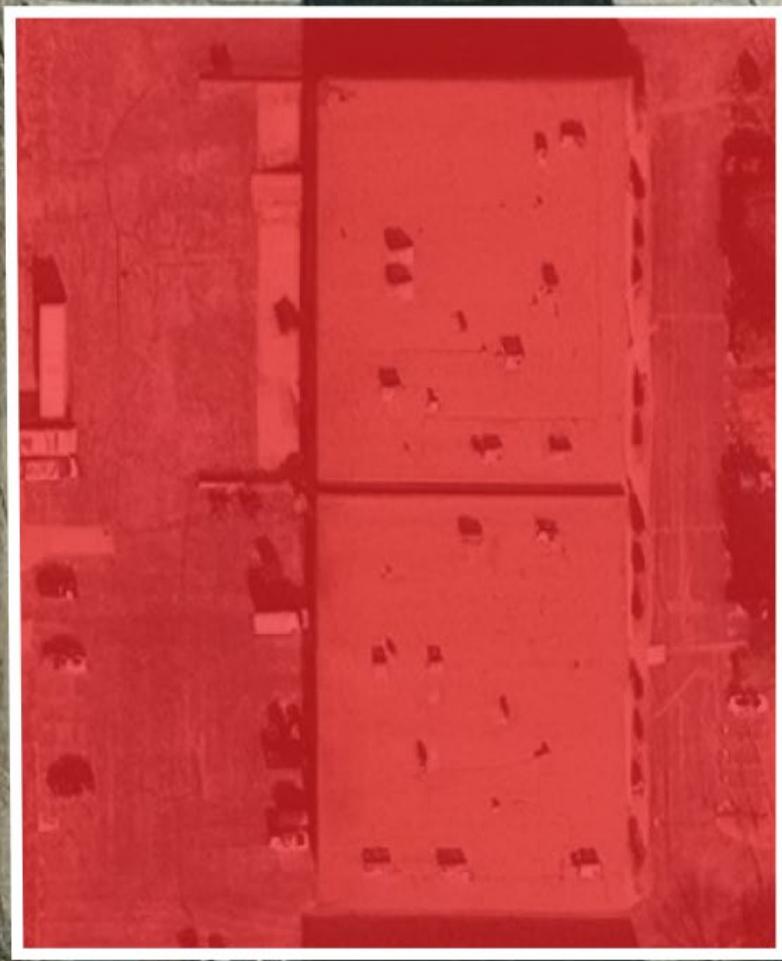
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Cornell Pkwy

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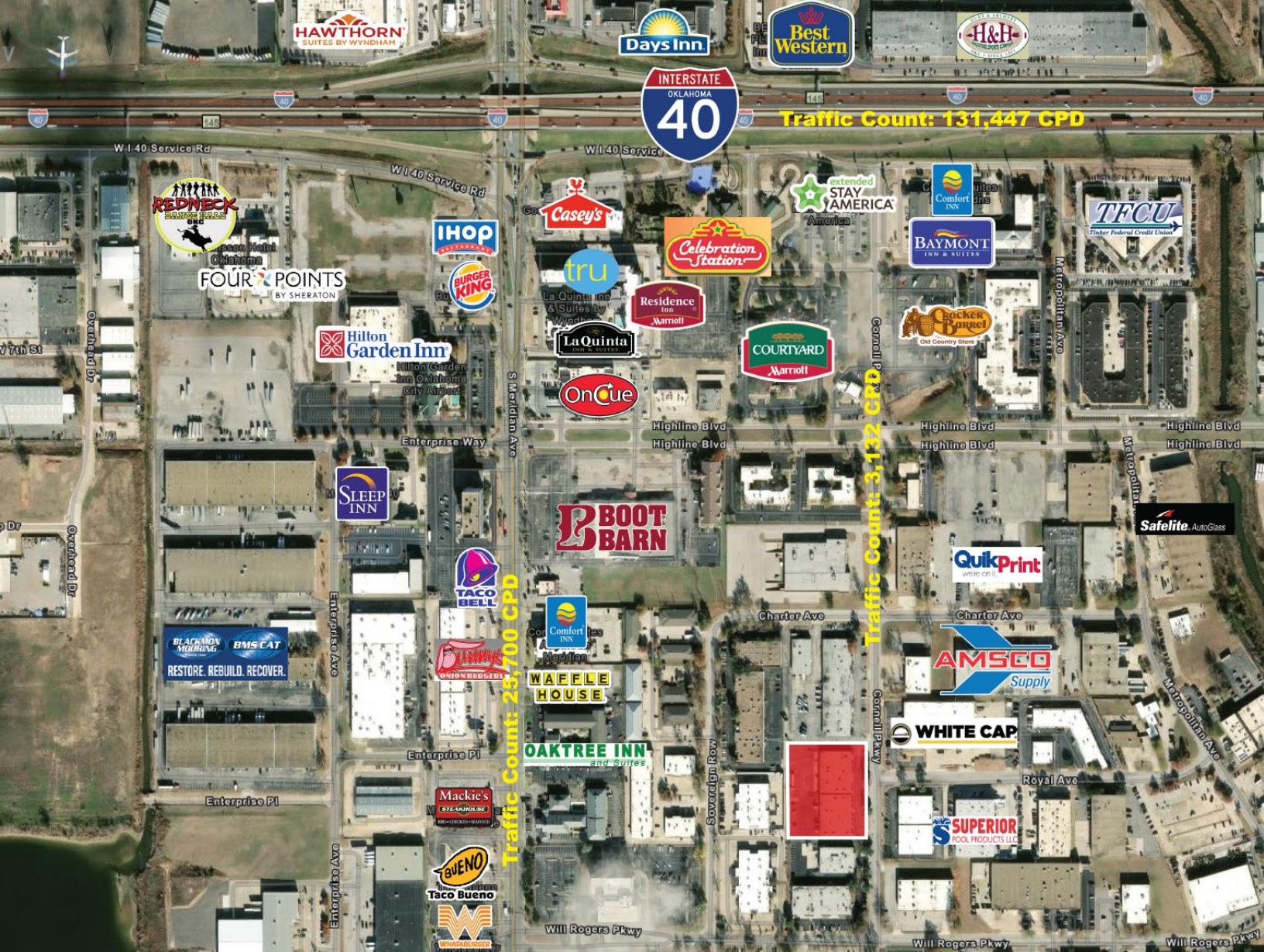
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	1,164	55,963	208,385
AVERAGE HOUSEHOLD INCOME	\$60,404	\$50,840	\$60,228
TOTAL HOUSEHOLDS	514	20,645	79,942

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