

MIXED USE OFFICE & WAREHOUSE

31,800 SF OFFICE/WAREHOUSE

FOR LEASE



2236 NW 10th Street, Oklahoma City, Oklahoma 73107



7501 Broadway Extension
Oklahoma City, OK 73116

Presented By:

George W. Huffman

CEO | Managing Broker

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Assisted By:

Heather Wolf

Broker Assistant

M: 405.837.0528

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PROPERTY OVERVIEW

This well maintained office/warehouse facility is located minutes west of Downtown OKC near NW 10th & Penn, with superior access to both I-40 via Penn & I44 via NW 10th Street. Most suites have fully climate controlled offices. Approximately 19' ceiling height in heated warehouse & many have full HVAC. Suites have dock high or drive-in 10' x 12' overhead doors.

Local & responsive ownership management which makes for a quick turnaround on showing, lease completion & ongoing lease changes/modifications as your business needs change!

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OFFERING SUMMARY**\$12.00 SF / YEAR****AVAILABLE SF**

31,800

OPEX BASE

\$1.70 SF

LEASE TYPE

NNN

TYPICAL TERM

3-5 Years

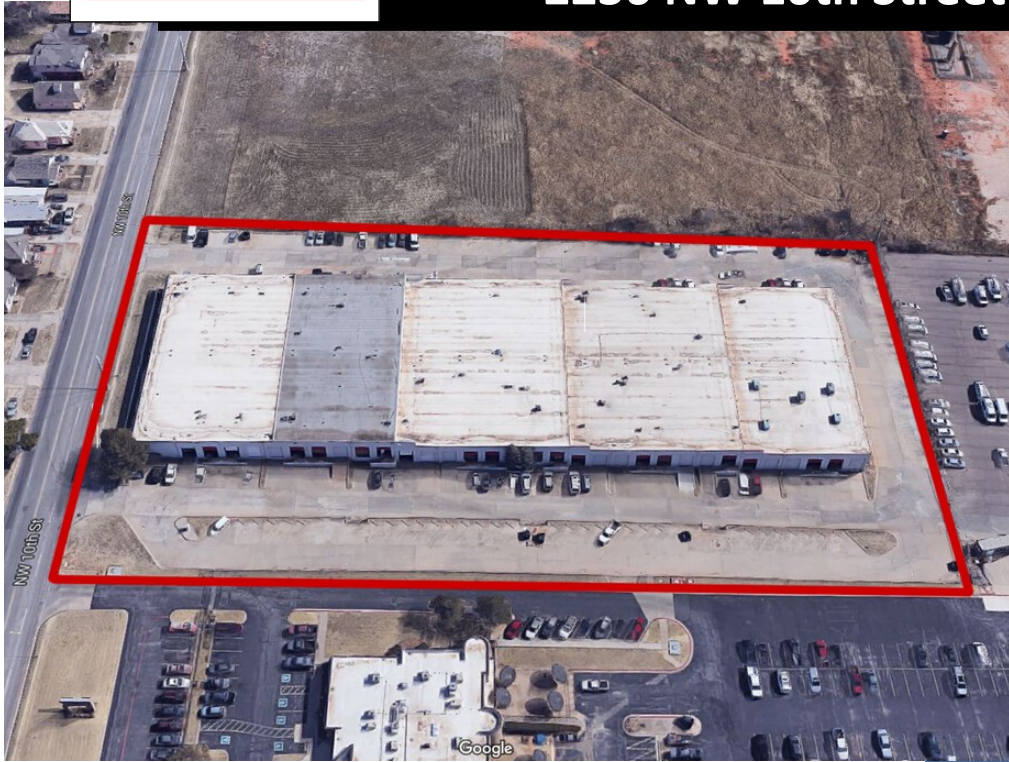
CO-BROKERAGE

3% Primary Term

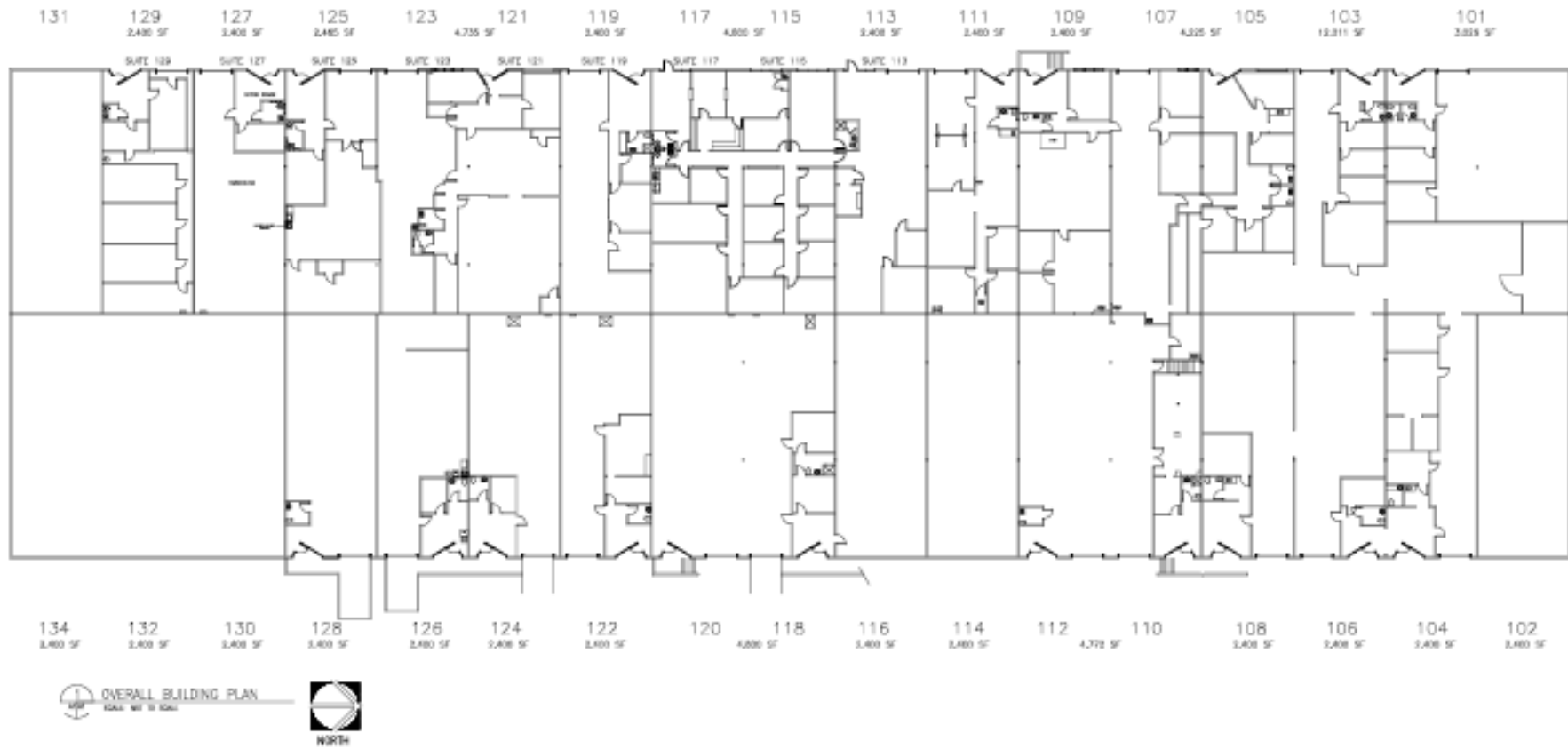
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SPACES	LEASE RATE	SPACE SIZE
Suite 101	\$12.00 SF/yr (NNN)	3,000 SF
Suite 102	\$12.00 SF/yr (NNN)	2,400 SF
Suite 103	\$12.00 SF/yr (NNN)	4,800 SF
Suite 106-108	\$12.00 SF/yr (NNN)	4,800 SF
Suite 110-112	\$12.00 SF/yr (NNN)	4,800 SF
Suite 113-15-17	\$12.00 SF/yr (NNN)	7,200 SF
Suite 118-120	\$12.00 SF/yr (NNN)	4,800 SF

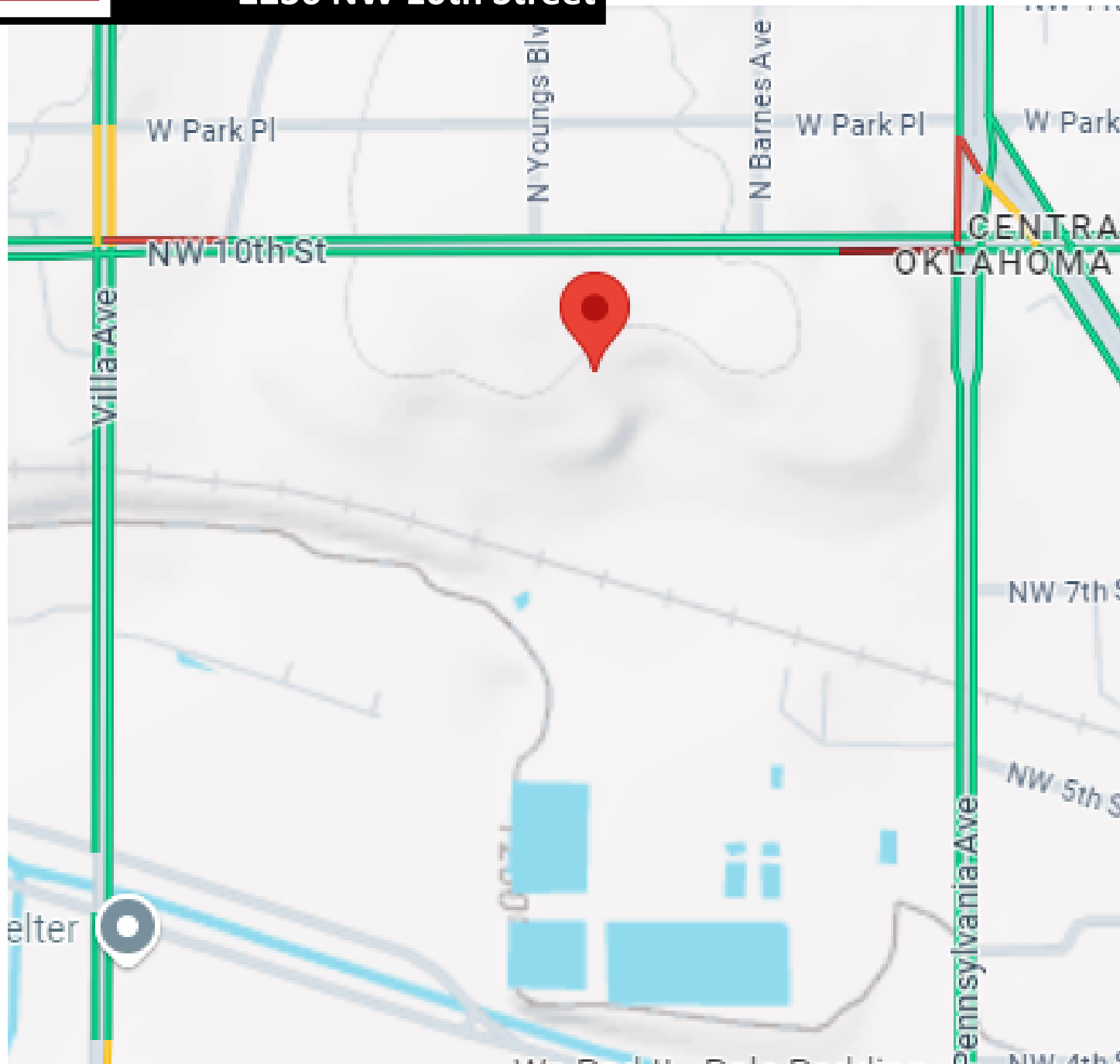


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Highlights:

- Most suites have fully climate controlled offices.
- Large Overhead Doors
- Approx. 19' ceiling height in heated warehouse & many with full HVAC.

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