

COMMERCIAL BUILDING FOR LEASE



1704 NW 6TH ST. OKLAHOMA CITY OK 73106

Contact: Shyon Keoppel Text: 405.229.1475 Email: shyon@skventuregroup.com



FOR LEASE

1704 NW 6th St, Ok ahoma City OK

PROPERTY HIGHLIGHTS:

- 5,000 SF of professionally finished Art Deco office space with reception area and parts desk
- Warehouse equipped with a 2-ton crane, ideal for fabrication, light manufacturing, or heavy equipment storage
- Grade-level access with 12' and 14' overhead doors
- Secure, fenced storage yard
- Located in an established commercial corridor with convenient access to major highways
- Turn-key condition — pride of ownership shines throughout
- Perfect for an owner-user or specialized industrial operation seeking a rare combination of character, utility, and secure storage.

**Reach out to schedule a tour and see first hand
how this space can transform your business.**

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10,000 SF MOL Art Deco Office/Warehouse.





FOR LEASE

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Discover a unique 10,000 SF Art Deco–inspired office situated on an estimated 15,775 square foot lot. This meticulously maintained property has remained under original ownership and shows exceptionally well, blending historic character with functional, modern industrial space.

OFFERING SUMMARY SUITE 100

BUILDING SIZE	10,098 SF
LAND SIZE	15,775 S
LEASE TYPE	NNN
BASE RENT	\$5.50/SF - \$4,628.25/MONTH
NNN	\$.88/SF - \$740.52/MONTH
TOTAL RENT	\$6.38/SF - \$5,368.77/MONTH
TERM	3 YEARS / 36 MONTHS





FOR LEASE

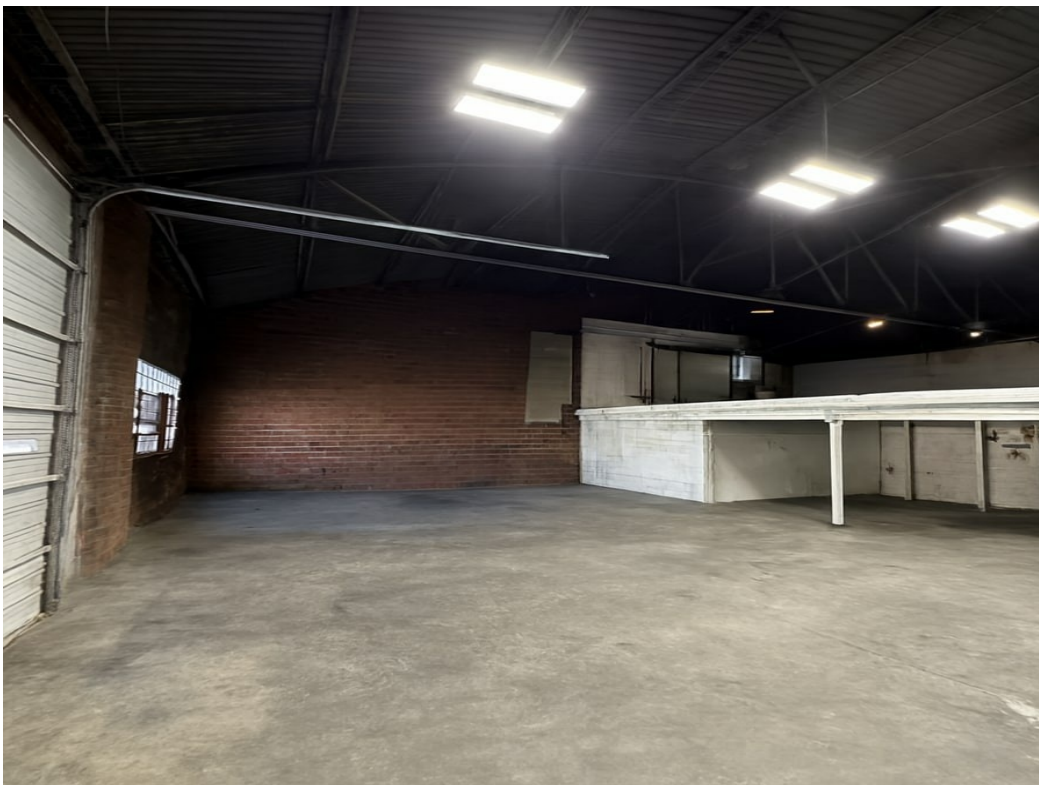
1704 NW 6th St, Oklahoma City OK

3,500 warehouse space situated on an estimated 15,775 square foot lot. Position your business in the heart of Oklahoma City with this versatile warehouse opportunity just minutes from downtown. Located in a rapidly developing commercial corridor

OFFERING SUMMARY

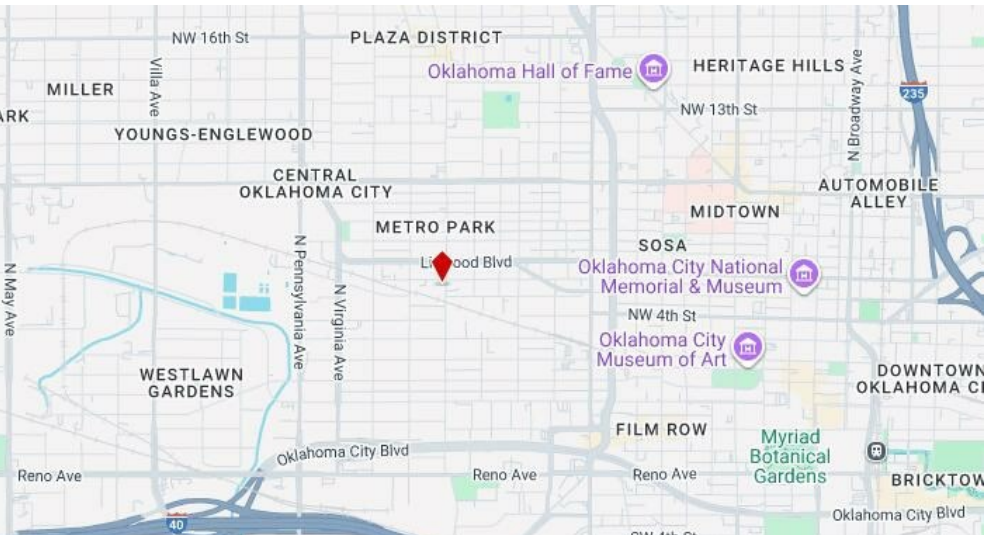
SUITE 101

BUILDING SIZE	3,500 SF
LAND SIZE	15,775 S
LEASE TYPE	NNN
BASE RENT	\$6.75/SF - \$1,968.75/MONTH
NNN	\$.88/SF - \$256.67/MONTH
TOTAL RENT	\$7.63/SF - \$2,225.42/MONTH
TERM	3 YEARS / 36 MONTHS



LOCATION HIGHLIGHTS

- Zoned I-2
- Near Downtown OKC
- Close to I-44 & I-35
- Easy Access to I-40



Presented By:

Shyon Keoppel

Sales Associate

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Email: shyon@skventuregroup.com



OTHER PROPERTIES AVAILABLE

FOR LEASE

- 2010-2021 Exchange Ave, Oklahoma City, OK
-2,929 - 8,406 SF @ \$4.75-\$6.00/SF plus NNN
- 36 NE 36th St, Oklahoma City, OK
-21,531 SF @ \$5.25/SF plus NNN
- 3841 NW 10th, Oklahoma City, OK
-1,875 - 2,035 SF @ \$5.00-\$7.00/SF plus NNN
- 401 NW 10th, Oklahoma City, OK
-1,489-8,247 SF @ \$10.77-\$19.50/SF plus NNN
- 1012-1016 N Walker, Oklahoma City, OK
-3,680 SF @ \$5,500/Month plus NNN
- 1704 NW 6th, Oklahoma City, OK
-3,500 - 10,098 SF @ \$5.50-\$6.75/SF plus NNN
- 2412 SW 14th, Oklahoma City, OK
-12,223 SF @ \$6/SF plus NNN
- 8301 N Glade Ave. Oklahoma City, OK
-4,631 SF @ \$12/SF plus NNN
- 1236 NW 4th Oklahoma City OK
-28,700 SF @ \$3.95/SF plus NNN

FOR SALE

- 3841-3845 NW 10th, Oklahoma City, OK
- \$540,000
- 8301 N Glade Ave, Oklahoma City, OK
- \$622,703

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Please text for best response!

