

# West End Pointe – NW 10<sup>th</sup> & Garth Brooks Blvd

12801 NW 10<sup>th</sup> St, Yukon, OK 73099



**MCGEE COMMERCIAL REAL ESTATE**

Presented By:  
McGee Real Estate Services

Suite 300 is located at NW 10th and Garth Brooks Blvd in the West End Pointe Development of Yukon. Adjacent to the AMC Theatre, the property provides great visibility off I-40, as well as NW 10<sup>th</sup> St.

The West End Pointe development includes retailers such as Lowes, Kohls, Mardel's, Staples, Atwoods, AMC Theatre, Golds Gym, Buffalo Wild Wings, Hideway Pizza, Alfredo's, Pauline's Southern Kitchen, Fuzzy's Taco Shop and many more....

#### Suite 300

- Space Available 1,506 SF
- Rental Rate \$26.00 PSF
- Service Type Triple Net (NNN)
- Net Expense Est \$5.15 PSF



**Eric Williams**

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#### **McGee Commercial Real Estate**

4324 Grant Blvd, Suite C  
Yukon, OK 73099

**MCGEE COMMERCIAL REAL ESTATE**

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**WALL TYPE LEGEND**

- (P1)** 3-5/8" METAL STUDS WITH 5/8" GYPSUM BOARD EACH SIDE EXTENDED TO 6" ABOVE CEILING, FURNISHED AND INSTALLED BY AGENT
- (X)** INDICATES EXISTING WALL CONSTRUCTION. REPAIR WALL AS REQUIRED TO "LIKE NEW" CONDITION AS NECESSARY AND MAINTAIN EXISTING FIRE RATING.

NOTE: G.C. IS RESPONSIBLE TO BRACE ALL PARTITIONS NOT INDICATED TO EXTEND TO STRUCTURE ABOVE. PROVIDE LATERAL BRACING AT UNSUPPORTED PARTITION ENDS AS REQUIRED.

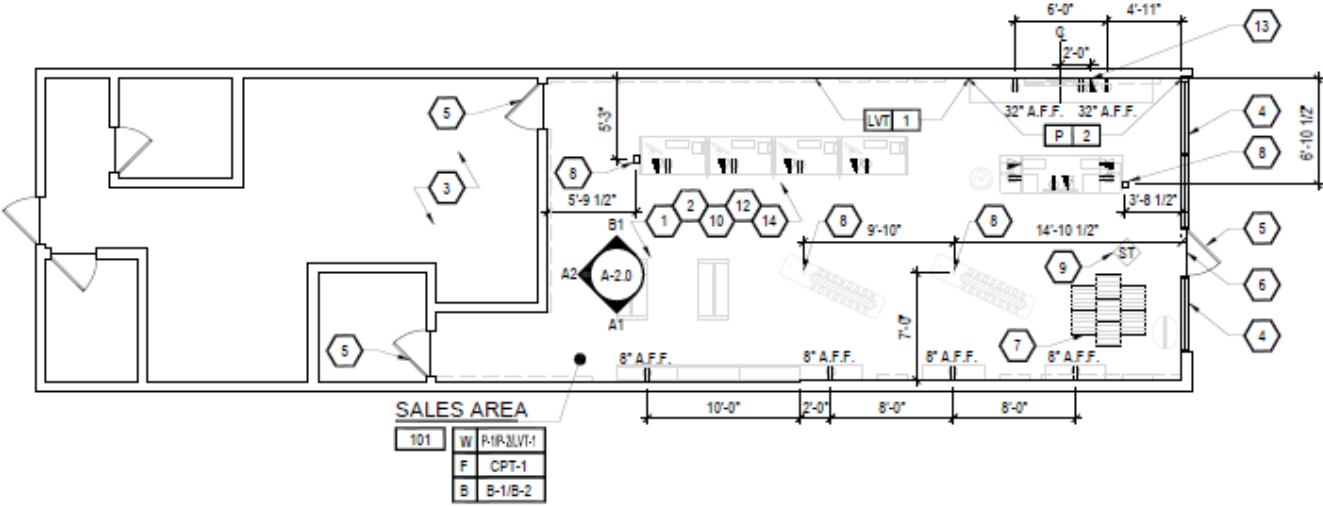
NOTE: ALL WIRING, CIRCUITING, AND ASSOCIATED PERMITS UNDER SEPARATE PERMIT BY AGENT. SEE FIXTURES DETAILS FOR POWER AND DATA REQUIREMENTS ON SHEET A3.0.

**ELECTRICAL & DATA LEGEND**

SYMBOL	DESCRIPTION
	DUPLEX RECEPTACLE
	SUGGESTED COMBINATION TELE/ DATA OUTLET LOCATION AS REQUIRED BY AGENT NEEDS
	JUNCTION BOX WIRED TO ABOVE
	FLOOR MOUNTED DUPLEX RECEPTACLE

**KEY NOTES**

1. EXISTING CEILING, LIGHTING, FIRE SAFETY ITEMS AND EXIT SIGNAGE TO REMAIN THROUGHOUT SALES FLOOR AREA.
2. CREATE A CLEAN AND LEVEL CARPET TRANSITION BETWEEN NEW AND EXISTING FLOORING WHERE OCCURS.
3. NO WORK IN EXISTING BACK OF HOUSE.
4. EXISTING STOREFRONT TO REMAIN.
5. EXISTING DOOR TO REMAIN.
6. EXISTING THRESHOLD TO REMAIN; AGENT TO PROTECT AND VERIFY CONDITION OF EXISTING THRESHOLD AND ONLY REPLACE IF REQUIRED.
7. CARPET PATTERN DIRECTION. USCC TO FURNISH CARPET AND BASE. USCC GC TO INSTALL CARPET & BASE AS SCHEDULED.
8. POWER POLE LOCATION, POLE PROVIDED BY USCC AND INSTALLED BY USCC GC, AGENT TO PROVIDE JUNCTION BOX ABOVE CEILING FOR POWER CONNECTIONS TO DEVICES IN MILLWORK. AGENT TO PROVIDE BRANCH CIRCUIT WIRING IN MC CABLE FROM J-BOX TO DEVICES, AGENT TO PROVIDE 4' OF SLACK AT END FOR MAKING FINAL CONNECTIONS, ALL FLEXIBLE CONNECTIONS SHALL BE CONCEALED WITHIN MILLWORK.
9. SHOPPERTRAK ABOVE. AGENT TO PROVIDE POWER AND CABLING. DEVICE PROVIDED AND INSTALLED BY USCC GC.
10. EXISTING T-STAT AND/OR EQUIPMENT. PROTECT IN PLACE.
11. AGENT TO PROVIDE J-BOX AT LIGHTBOX, J BOX AND LIGHTBOX TO BE CENTERED HORIZONTALLY AND VERTICALLY ON MULLION OR WINDOW AS SHOWN. VERIFY LOCATION IN FIELD. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION. WIRE CONDUIT AND WIRE TO J-BOX ABOVE CEILING. AGENT TO PROVIDE BLOCKING AS REQUIRED FOR LIGHTBOX INSTALL. AGENT TO PROVIDE HOME RUN CIRCUIT TO J-BOX ABOVE CEILING. AGENT GC TO MAKE FINAL CONNECTION AT LIGHTBOX AND TO MOUNT LIGHTBOX.
12. RECOMMENDED DATA/POWER LOCATIONS TYPICAL. ALL WORK UNDER SEPARATE PERMIT, BY AGENT. WORK CAN BE DONE PRIOR TO OR AFTER FIXTURE INSTALL.
13. AGENT TO PROVIDE POWER AND DATA FOR DIGITAL MONITOR. SEE SHEET A3.1 FOR MOUNTING HEIGHT INFORMATION.
14. PAINT AS SCHEDULED; PROVIDED AND INSTALLED BY USCC GC. EXISTING WALLS TO BE BROUGHT TO LEVEL 4 FINISH. REFER TO FINISH SCHEDULE ON SHEET A2.0 FOR MORE INFORMATION.
15. AGENT GC TO FURNISH AND INSTALL NEW DOOR AND FRAME AS INDICATED.
16. ALIGN.



**A1 CONSTRUCTION/ELECTRICAL LOCATION PLAN**  
 A1.0 SCALE: 1/8" = 1'-0"



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**uscellular**

**ISSUE INFORMATION**

11.02.21

**REVISIONS**


**PROJECT INFORMATION**

US CELLULAR  
 YUKON, OK  
 #0K349  
 ONE NEW RETAIL SITE 300  
 WAGON, OK 73088  
 PROJECT #  
 21-002676-00

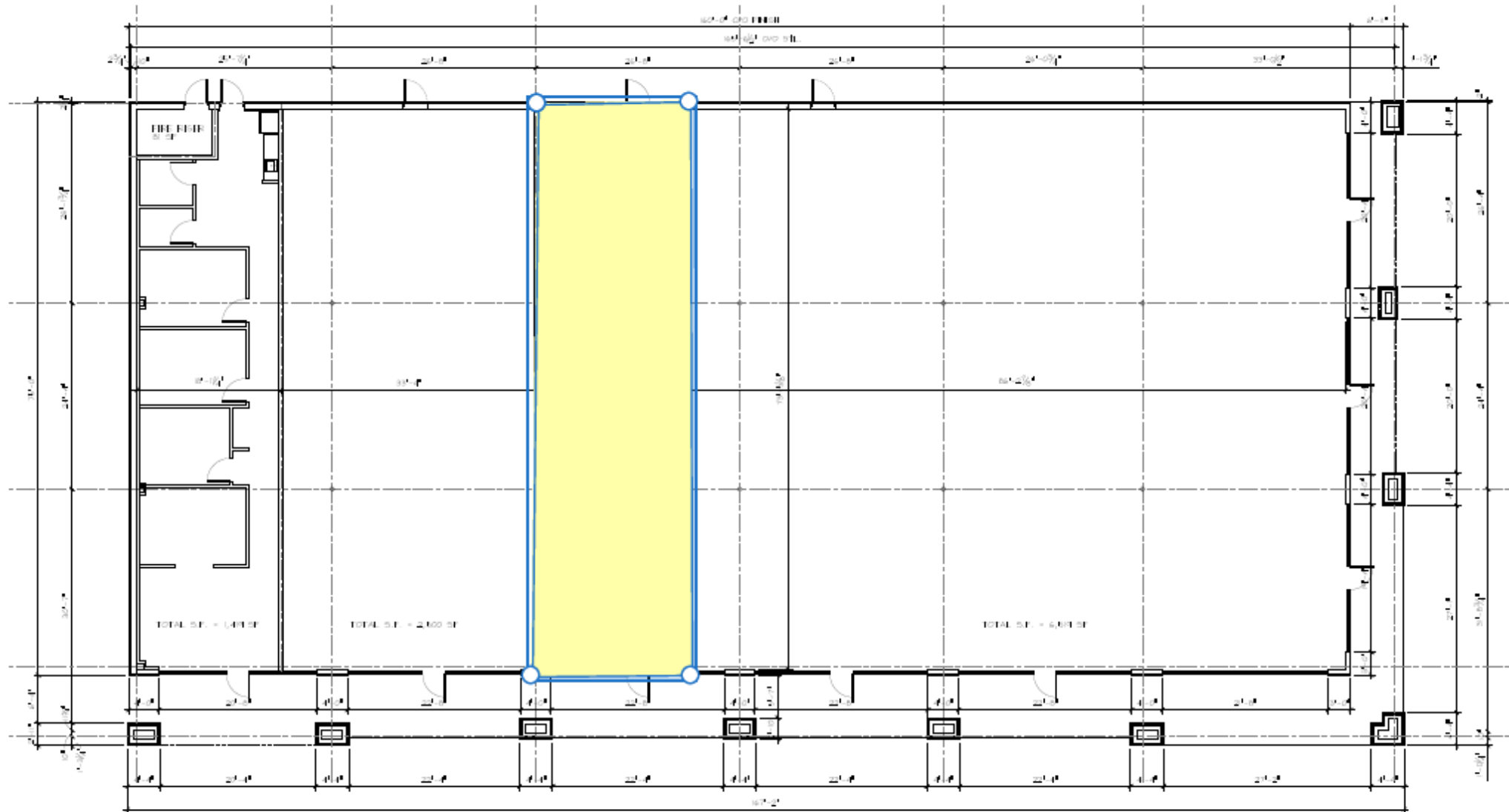
**SHEET INFORMATION**

CONSTRUCTION/ELECTRICAL  
 LOCATION PLAN

DRAWN BY:  
 CHECKED BY:  
 IN CHARGE:  
 SCALE:  
 AUTHORIZED FOR:

**A1.0**

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FLOOR PLAN - PART "A"

SCALE - N.T.S.

TOTAL BUILDING SQ.FT. - 12,000 SF







I-40 (54,500 VPD)

GARTH BROOKS BLVD (15,700 VPD)

NW 10<sup>TH</sup> (14,900+ VPD)

Logos for: **Taco Bueno**, **Starbucks Coffee**, **Panda Express**, **Discount Tire**, and **Chili's**.

Logos for: **Logan's Roadhouse**, **avid** (An IMG Hotel), **Fuzzy's Taco Shop**, **Holiday Inn**, and **Hibdon Tires Plus**.

Logos for: **Sapporo**, **Hideaway Pizza**, and **Ferrari**.

Logos for: **Chase**, **Tropical Smoothie Cafe**, **Alfredos Mexican Cafe**, and **Sport Clips Haircuts**.

Logos for: **Staples**, **MARDEE**, and **Kohl's**.

**Atwoods**

**AMC Theatres**

**Gold's Gym**

**SITE**