

**ALLIANCE COMMERCE CENTER
UP TO 122,427 SF**

FOR LEASE



615 W. Wilshire Blvd., Oklahoma City, OK, 73116



7501 Broadway Extension
Oklahoma City, OK 73116

Presented By:

George W. Huffman

CEO | Managing Broker

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george@iwpok.com

PROPERTY OVERVIEW

From 18,464 to 122,427 sf flex-use Office/Warehouse has an unparalleled location fronting on Wilshire Boulevard between Broadway Extension and Nichols Hills!!!

Features include: 12 overhead doors with one ramped drive thru, and the other 11 are dock high. See the attached floor plan for layout. Spaces include offices, break rooms, kitchen, storage, restrooms and utility closets.

This property is well maintained and ready for immediate occupancy, and landlord will allow tenant remodeling within reason to fit specific tenant needs. Whether you're in manufacturing, distribution, or any business that requires a flexible workspace with the best visibility, this building can be your solution.

Call: George Huffman @ 405-409-4400 | george@iwpok.com

OFFERING SUMMARY

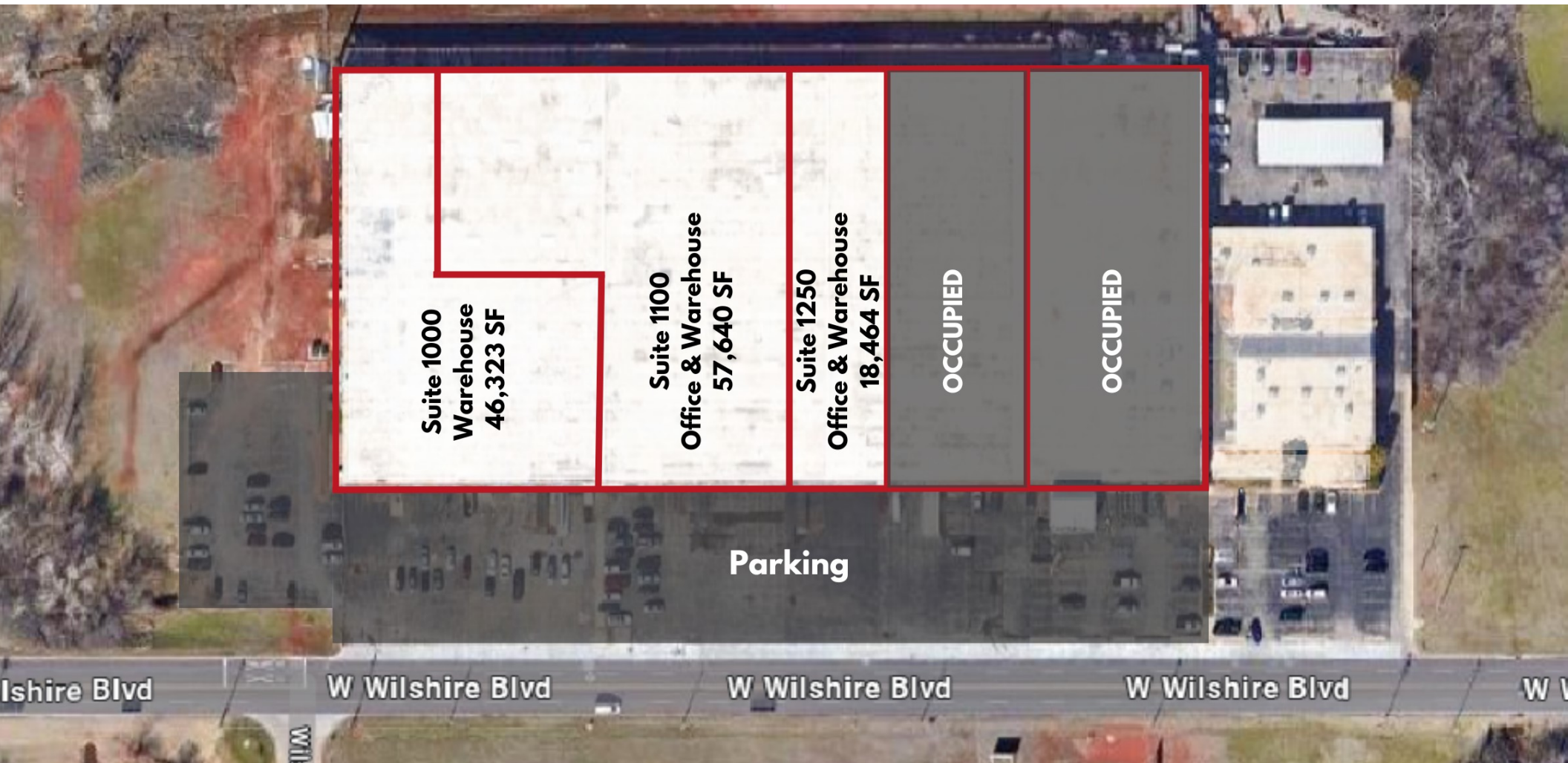
\$10.00 / SF

SUITE 1000	46,323 SF
SUITE 1100	57,640 SF
SUITE 1250	18,464 SF
LEASE TYPE	NNN
TYPICAL TERM	3-5 Years
CO-BROKERAGE	3% Primary Term



FOR LEASE

SITE PLAN



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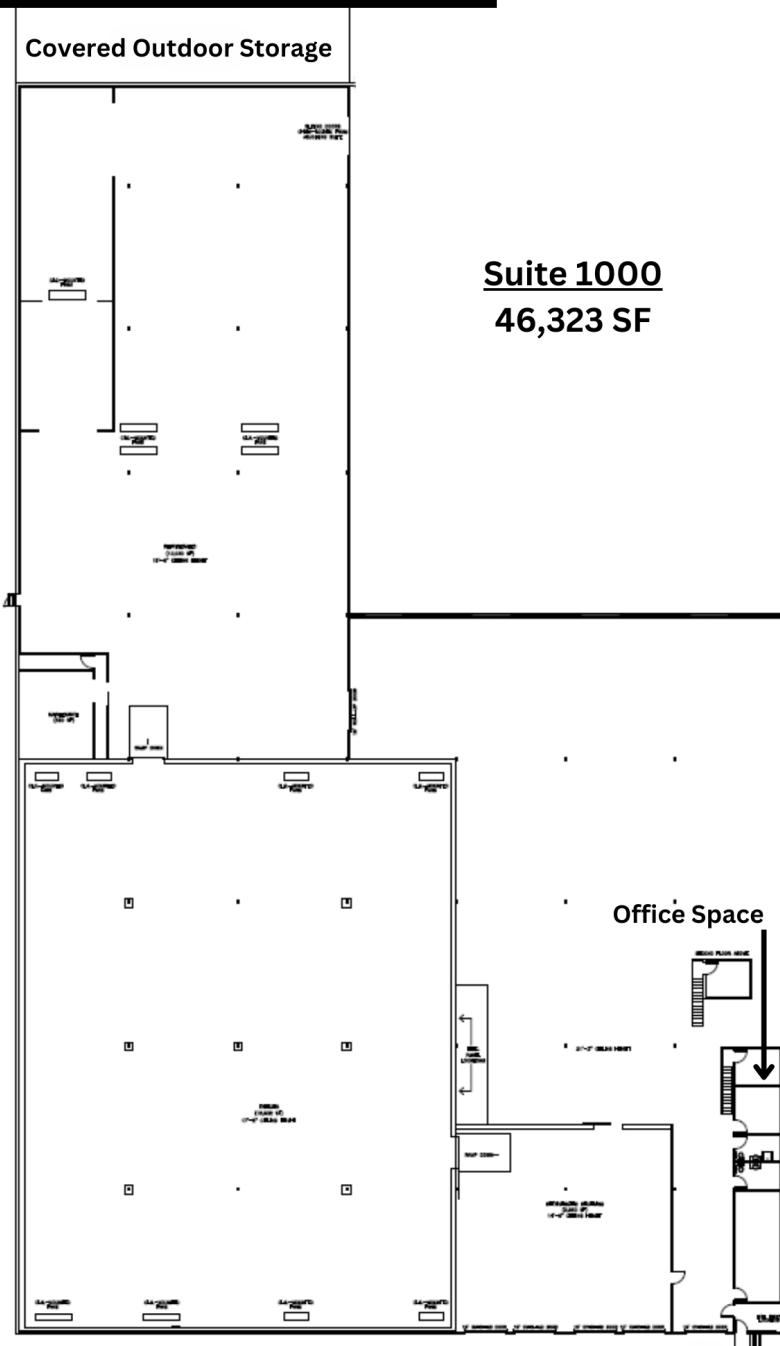
615 W. Wilshire Blvd.

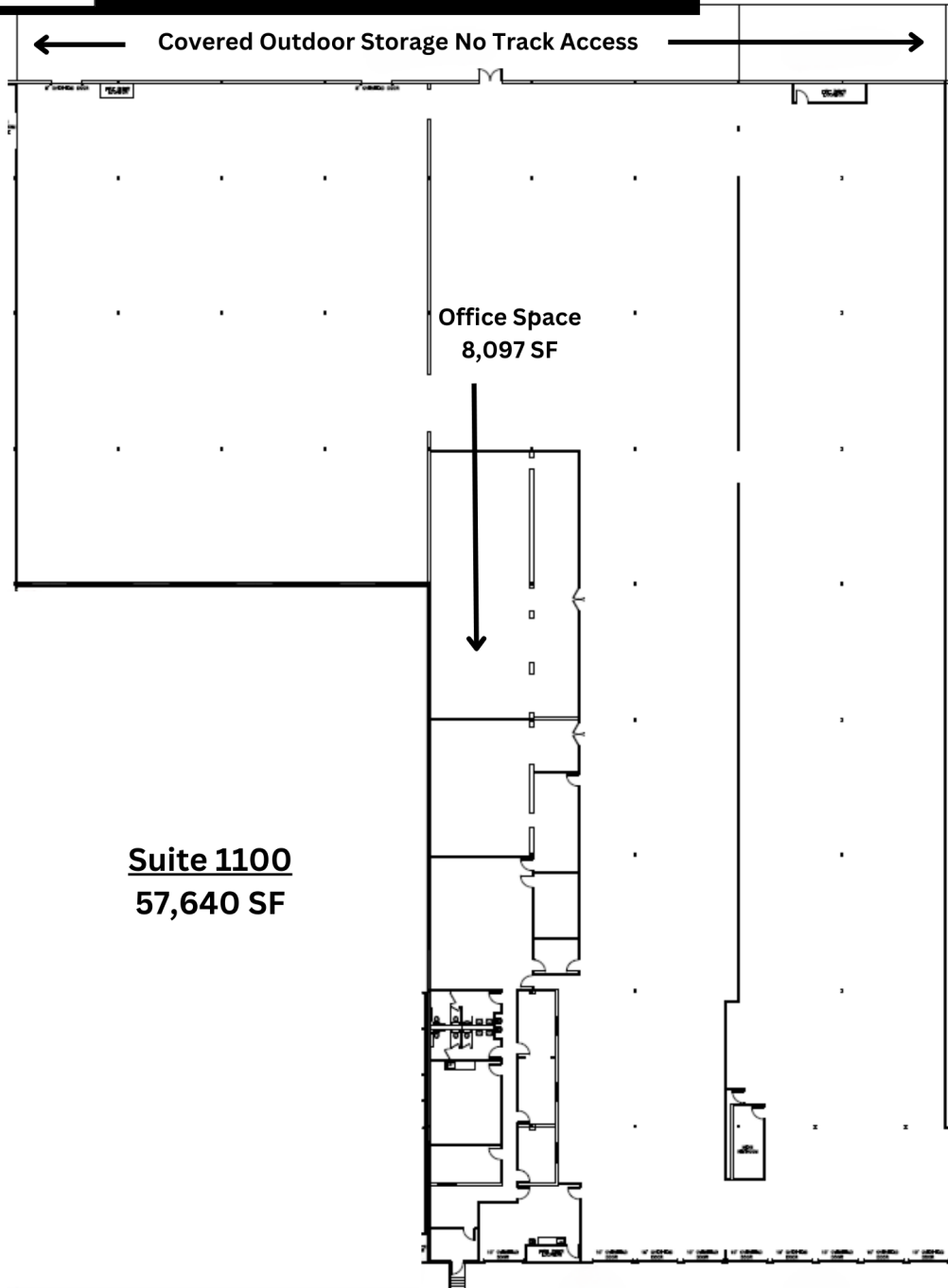


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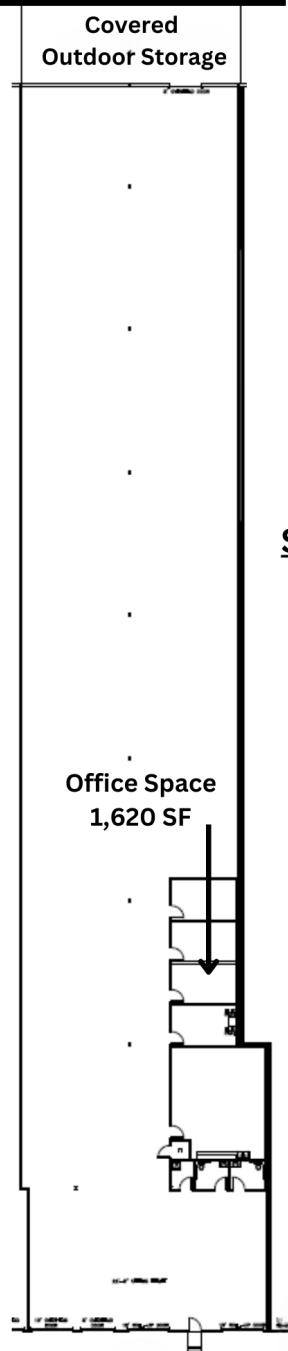
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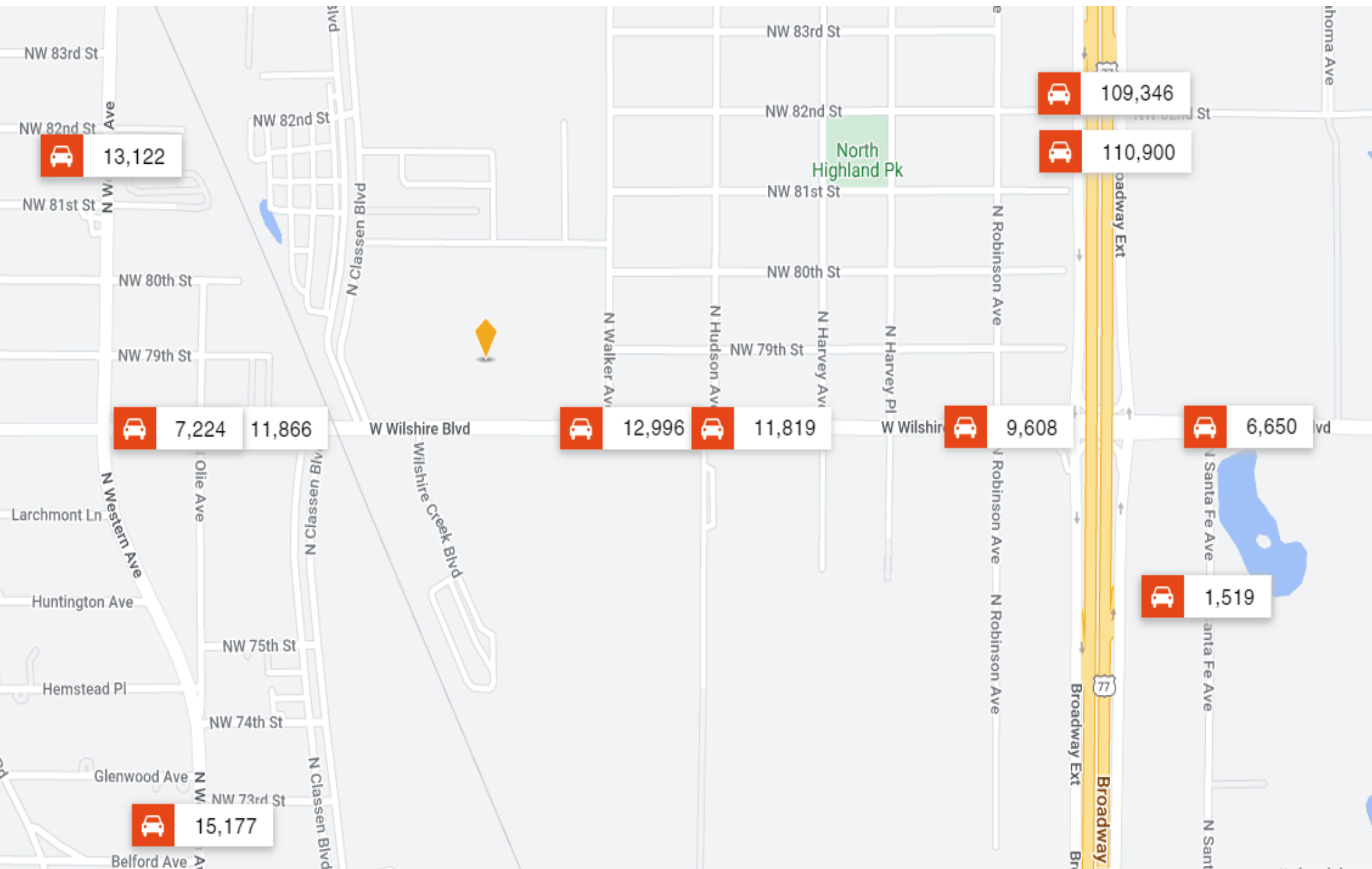
Suite 1100
57,640 SF





Suite 1250
18,464 SF





Highlights:

- Flexible space sizes: from 18,464 to 122,427 sf available
- Office and warehouse mix
- Drive up and dock high overhead doors
- Ample parking
- Great location fronting W. Wilshire Boulevard
- Zoned Industrial

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