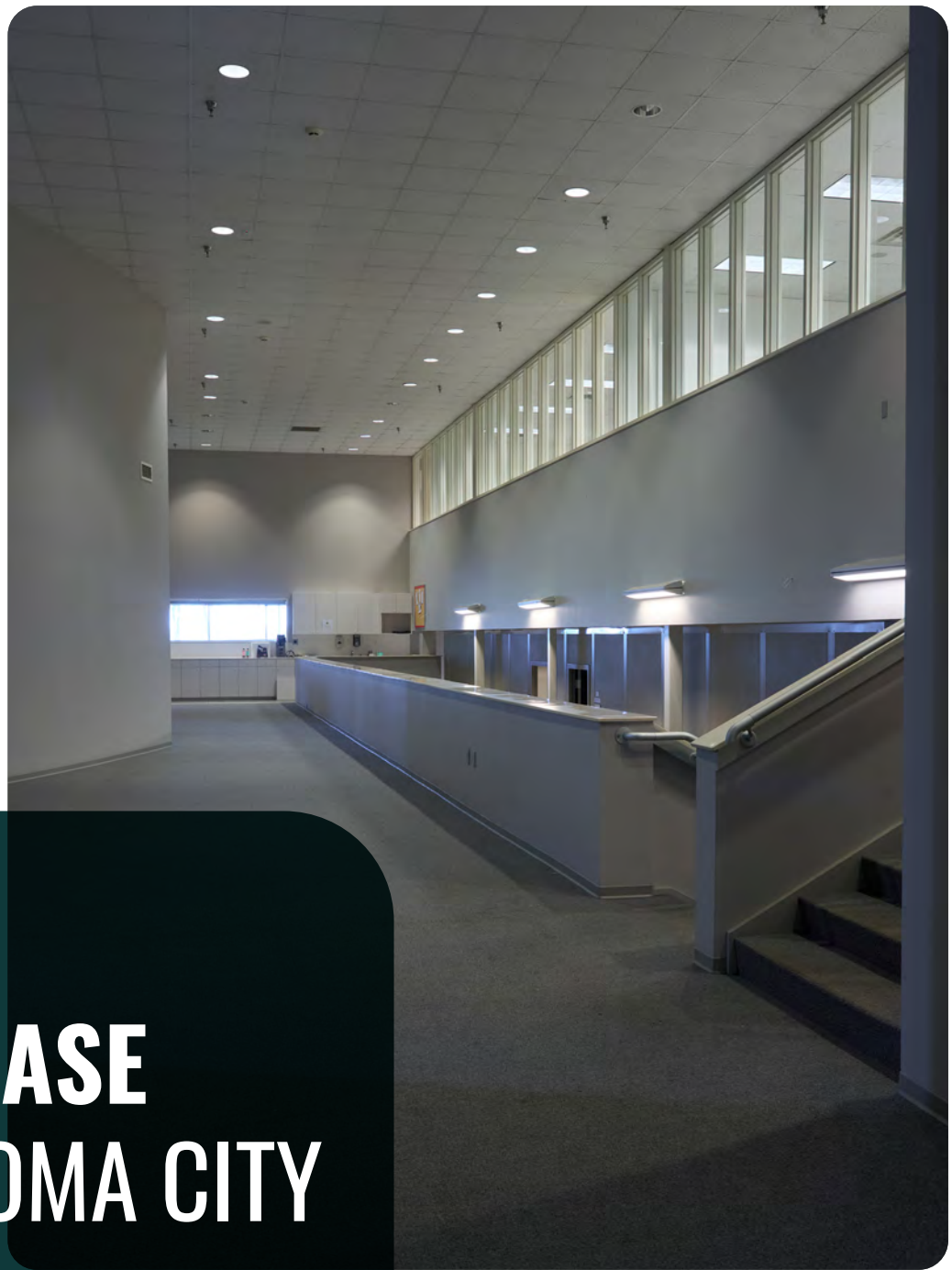


AVAILABLE FOR LEASE
27,375 SQUARE FEET
AS-IS OR BUILD TO SUIT



4001 FOR LEASE OKLAHOMA CITY

This modern building is located on 25 park-like acres in the affluent zip code of 73173 (adjacent to 73170), with easy access to I-44 in South Oklahoma City.



27,375 SQUARE FEET

4001 SW 119TH ST. OKLAHOMA CITY, OK 73173

This tri-level class "A" office building in South Oklahoma City is available to lease.

The waterfront building has offices, a gymnasium, classrooms, training rooms, and conference rooms. This modern building can be easily adapted to a variety of uses.



Perfect for:
**PRIVATE SCHOOL
CHURCH
MEDIA COMPANY
COLLEGE EXTENSION
FILM & TELEVISION STUDIO
AUDIO RECORDING FACILITY**

The City of Oklahoma City approved this property as a "multi-use" zone, specifically governed by PUD-650.

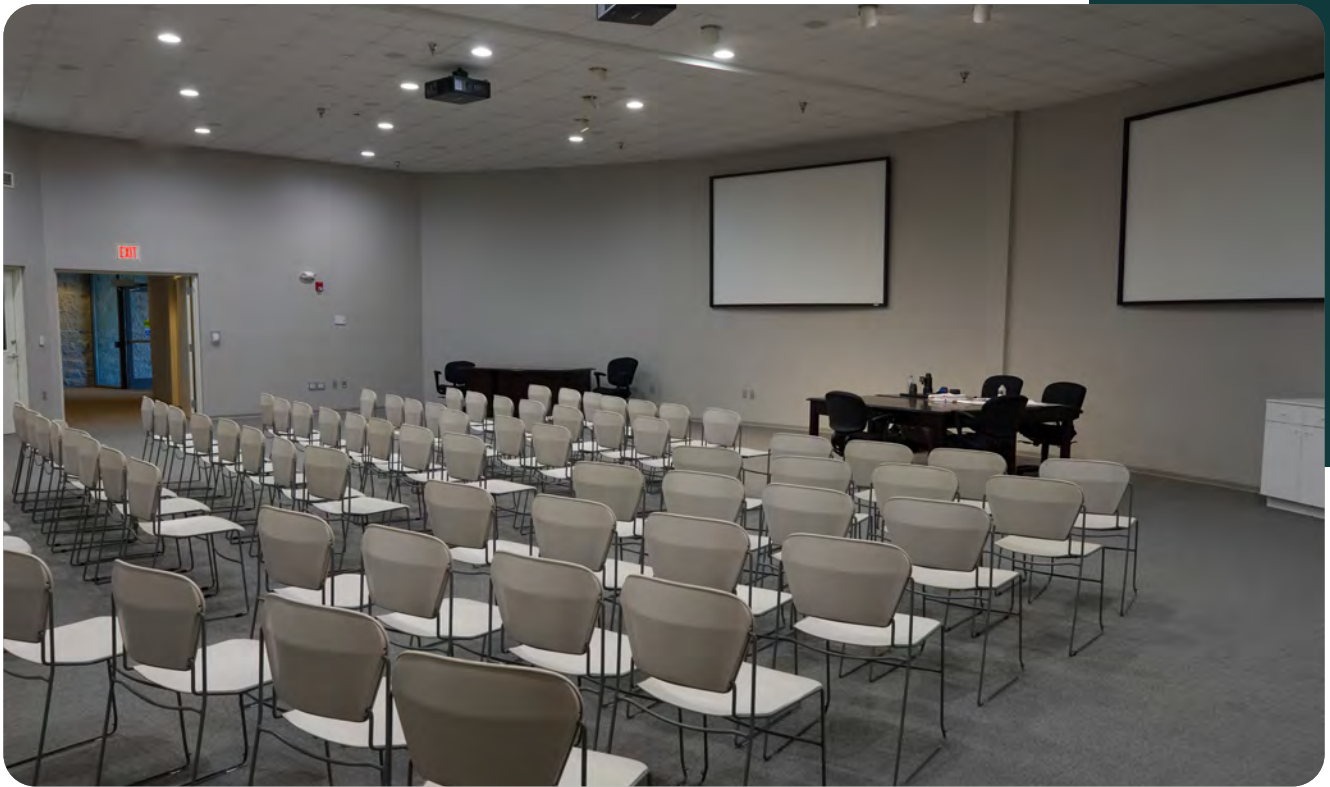




4001
**TRI-LEVEL
UNIQUE
SPACE**







MODERN
**CENTRAL RECEPTION
COMMON AREAS
& AUDITORIUM**



4001





25 ACRE DEVELOPMENT
**WALKING TRAILS
& WATERFRONT**





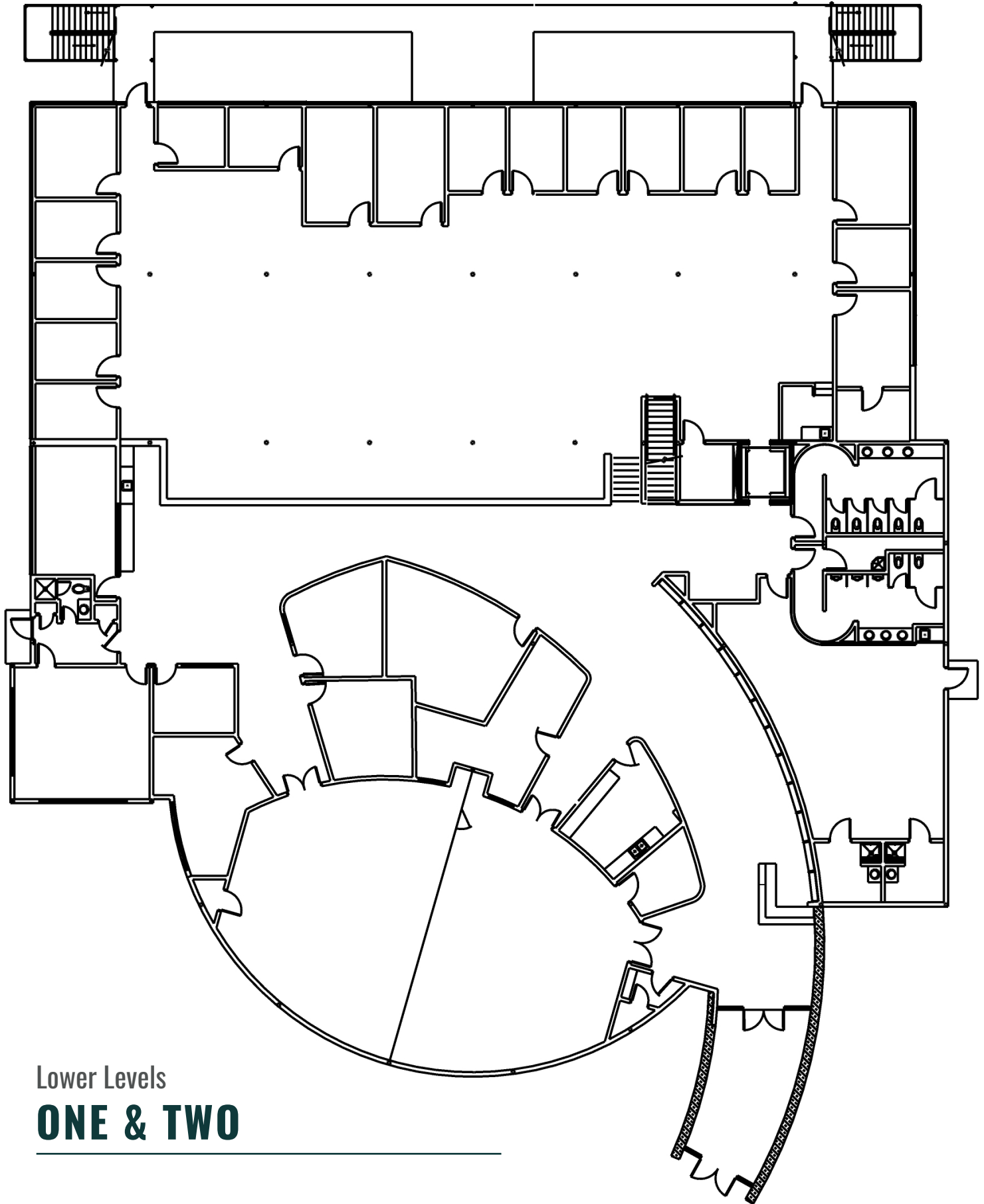


FLEXIBLE OFFICE SPACE
**MOVE IN READY OR
BUILD TO SUIT**

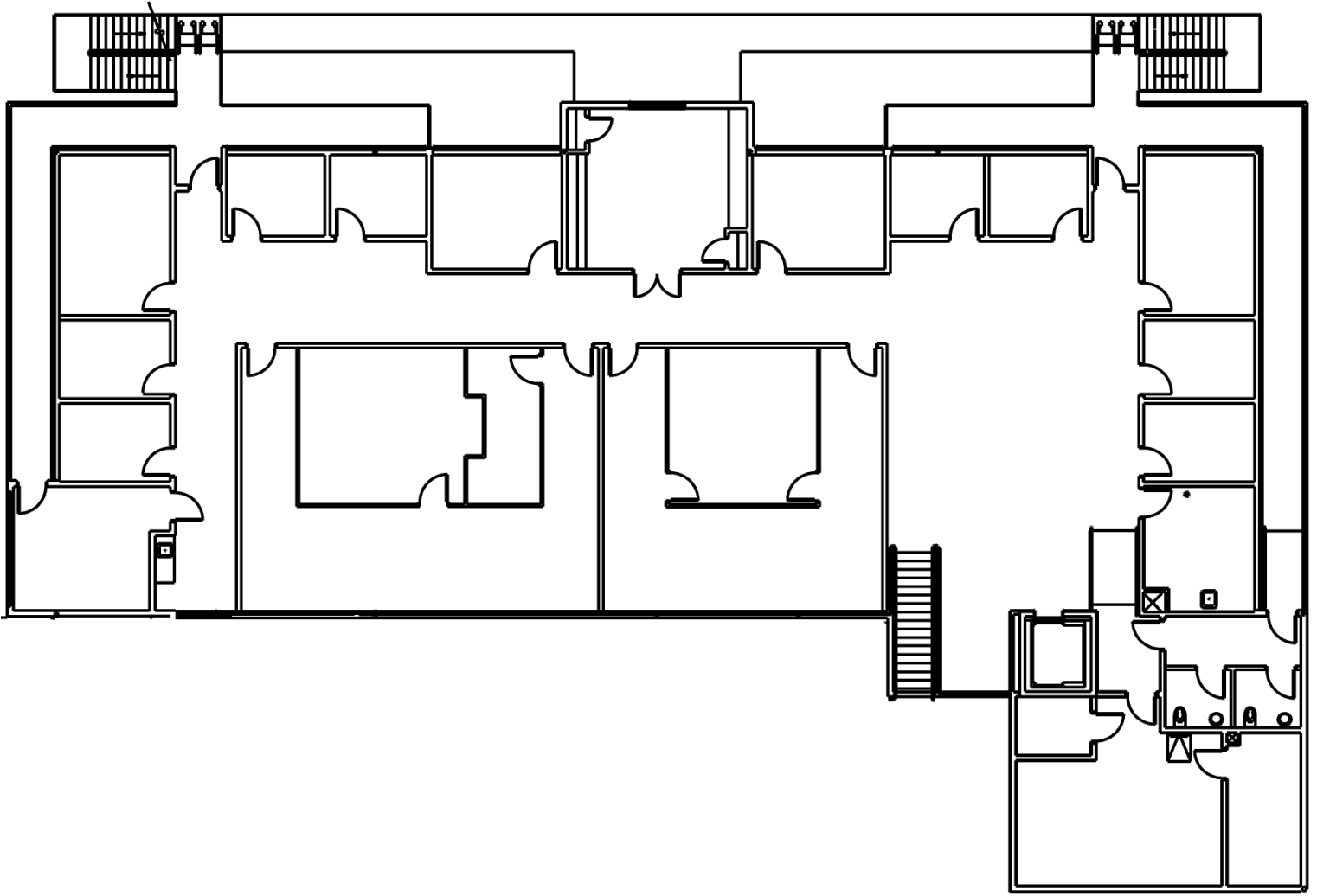




FLEXIBLE OFFICE SPACE
**MOVE IN READY OR
BUILD TO SUIT**



Lower Levels
ONE & TWO

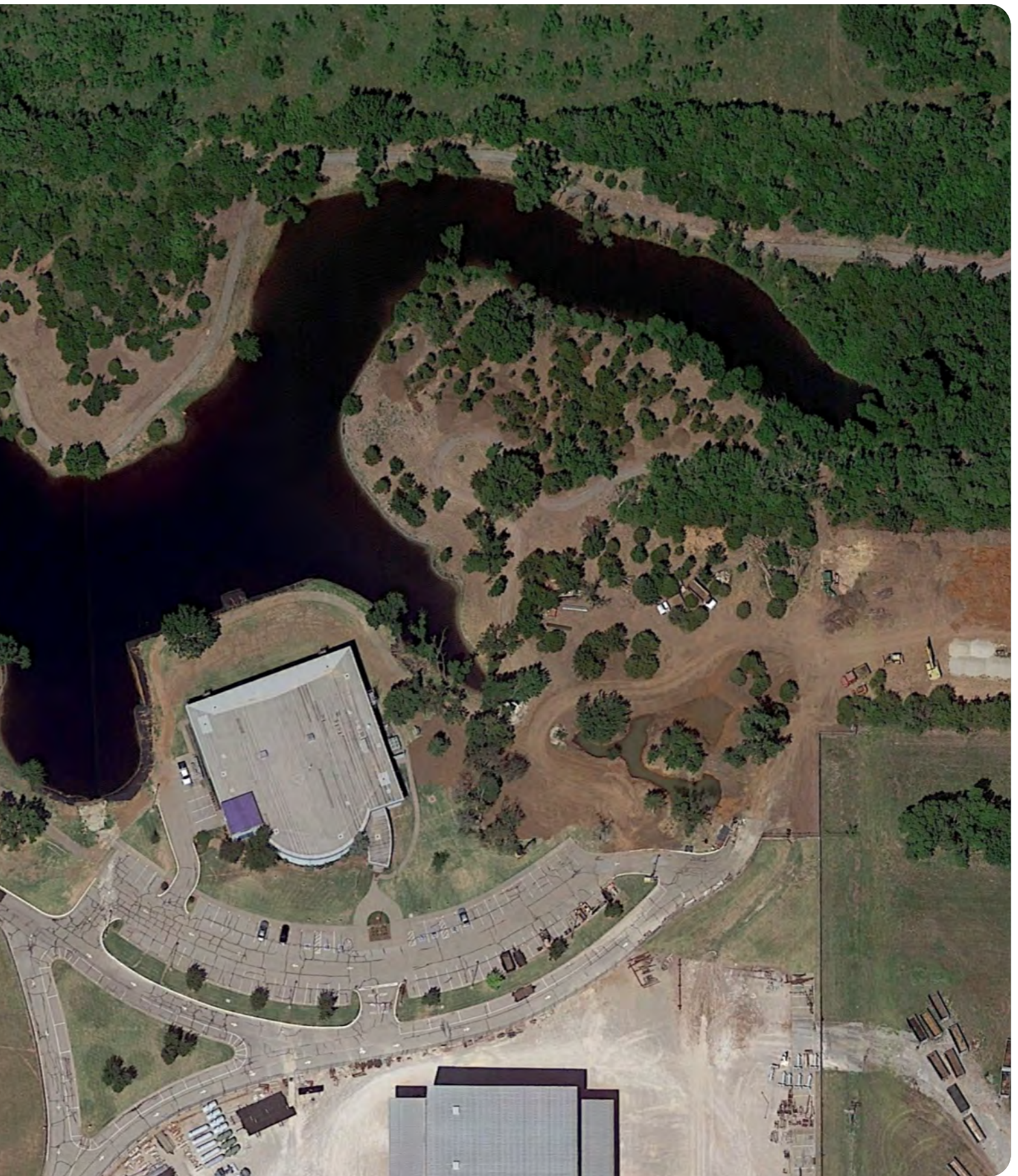


Upper Level
THREE

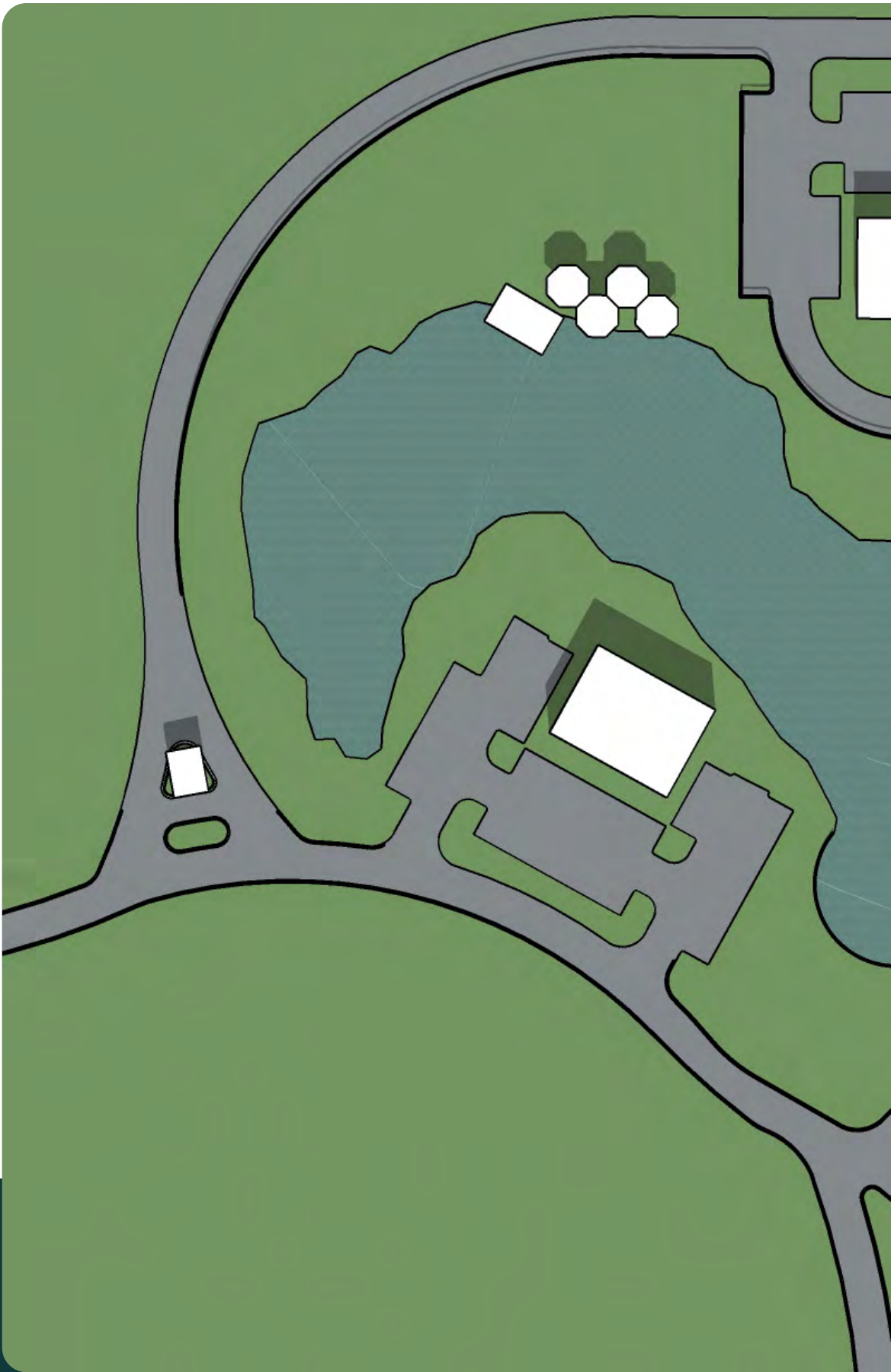


Aerial
VIEW





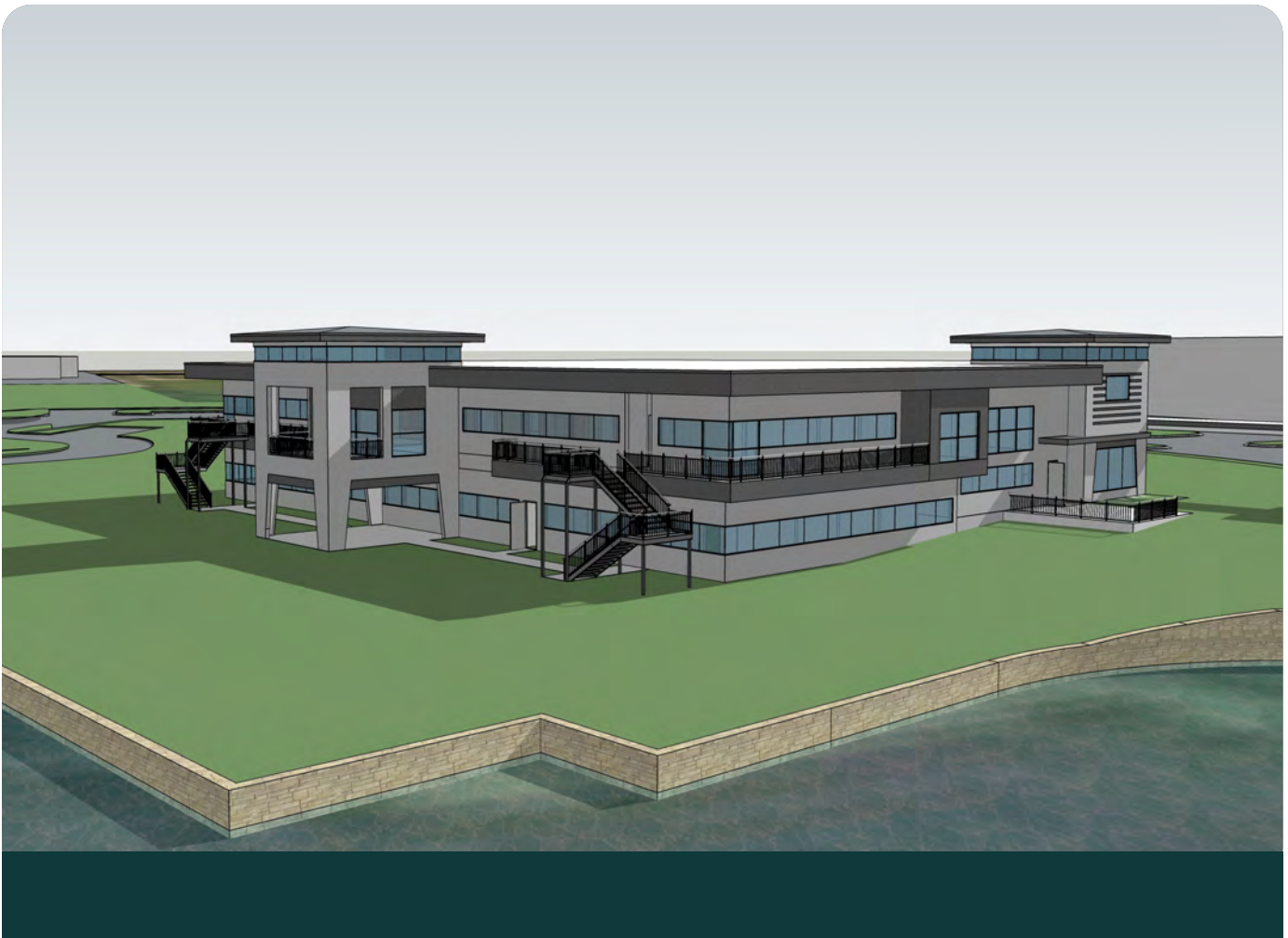
Aerial
CONCEPT



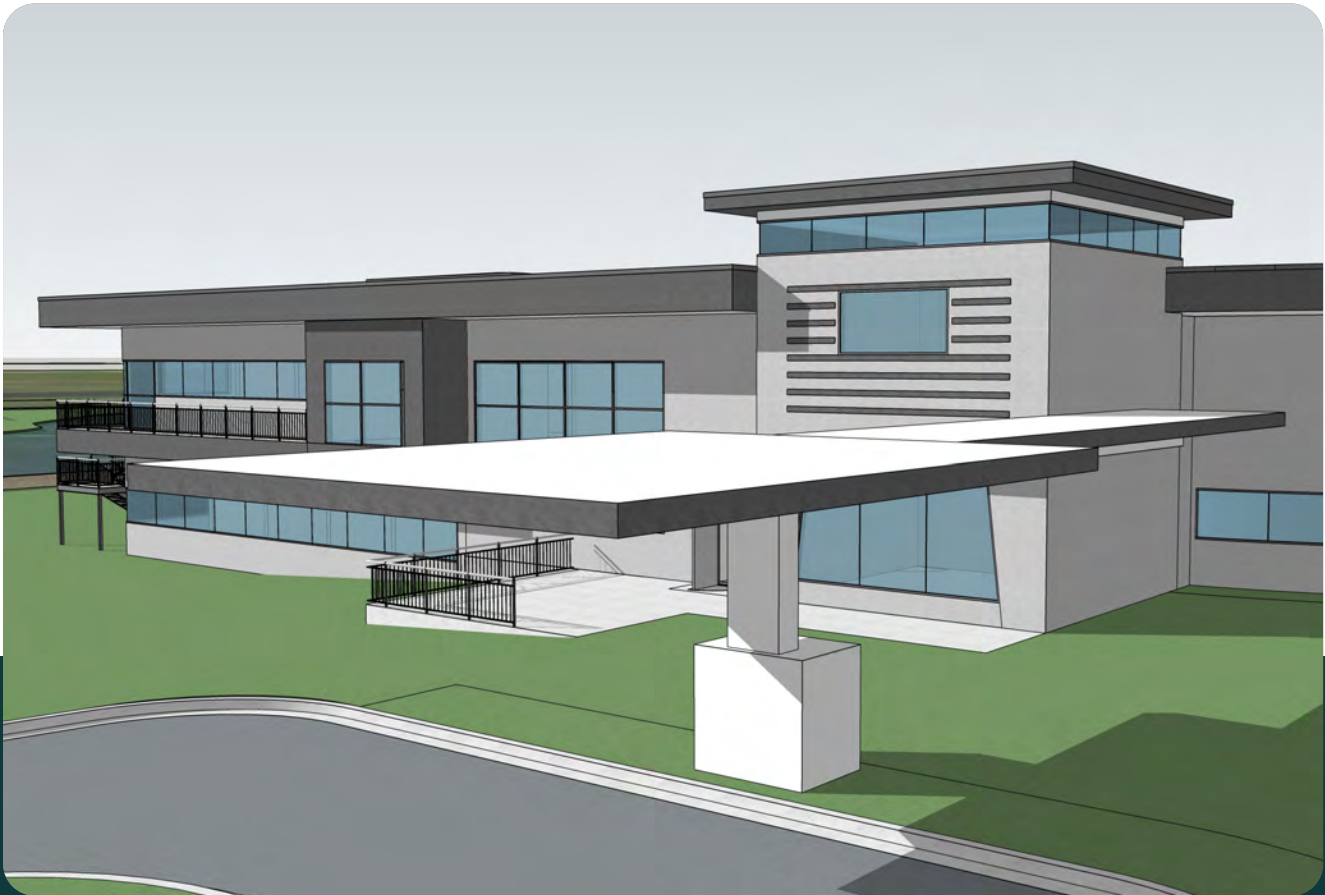
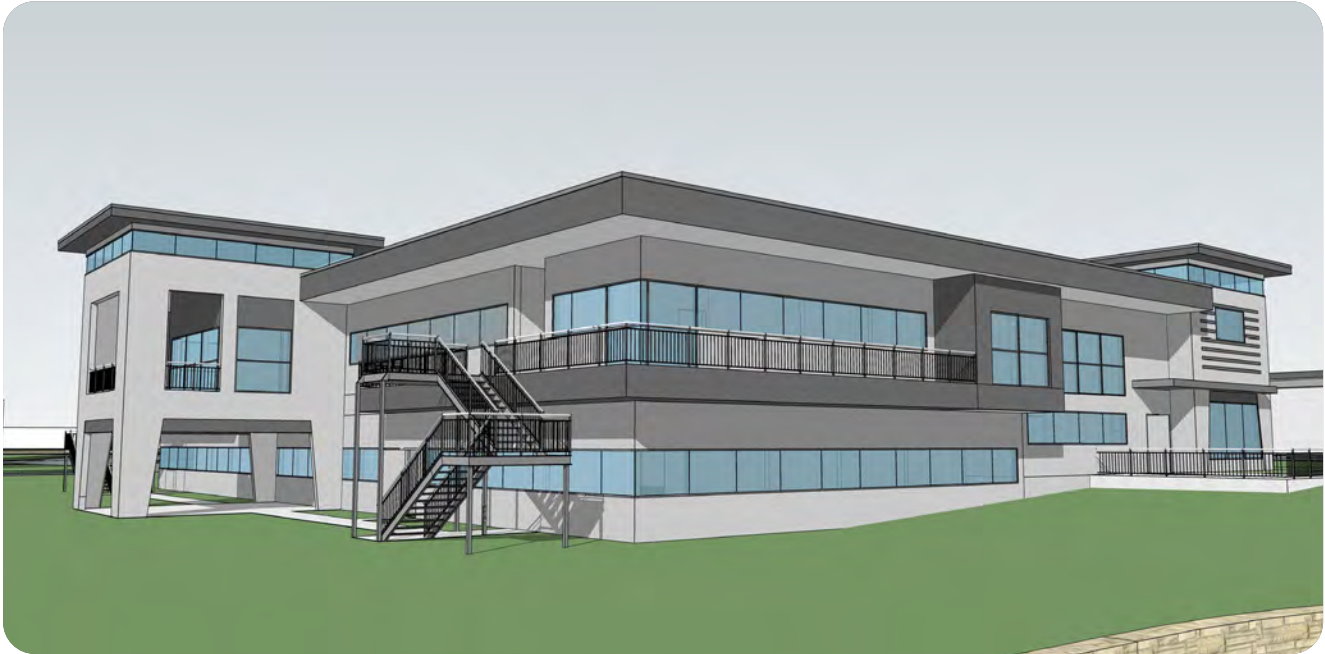


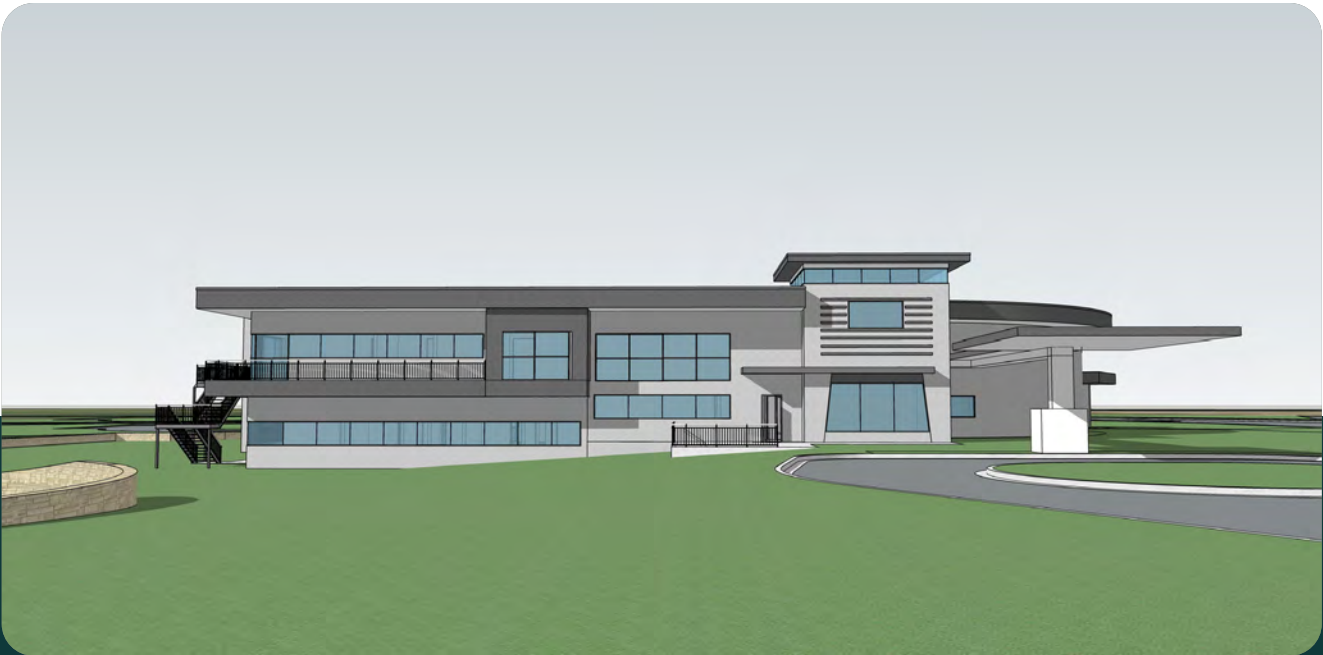
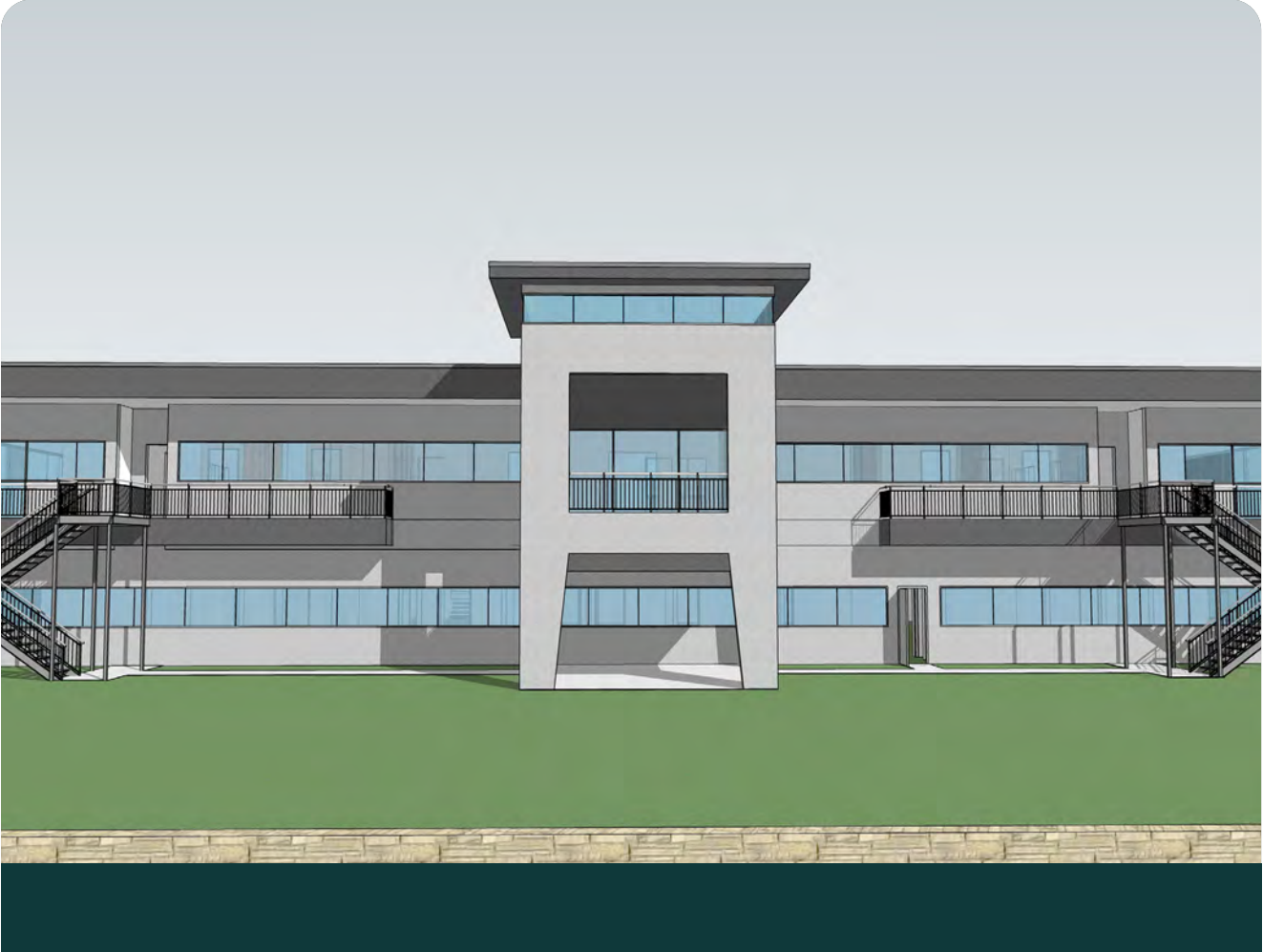
4001
**EXTERIOR
CONCEPT
RENDERINGS**

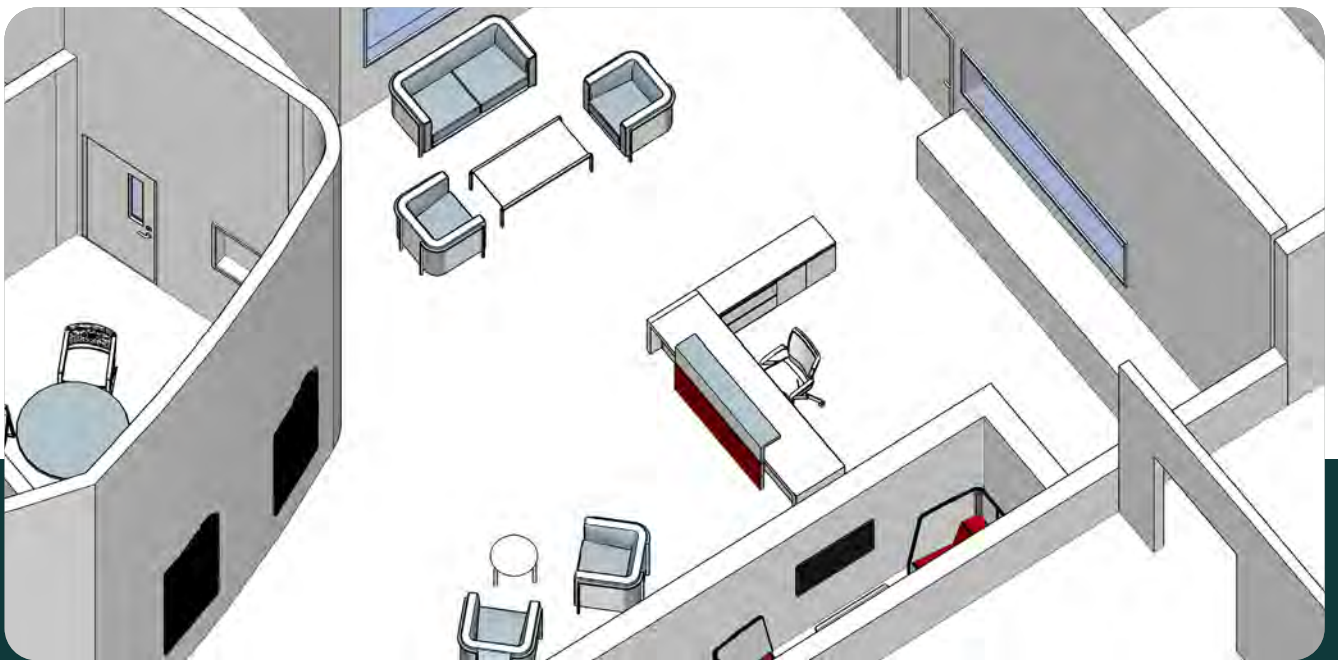
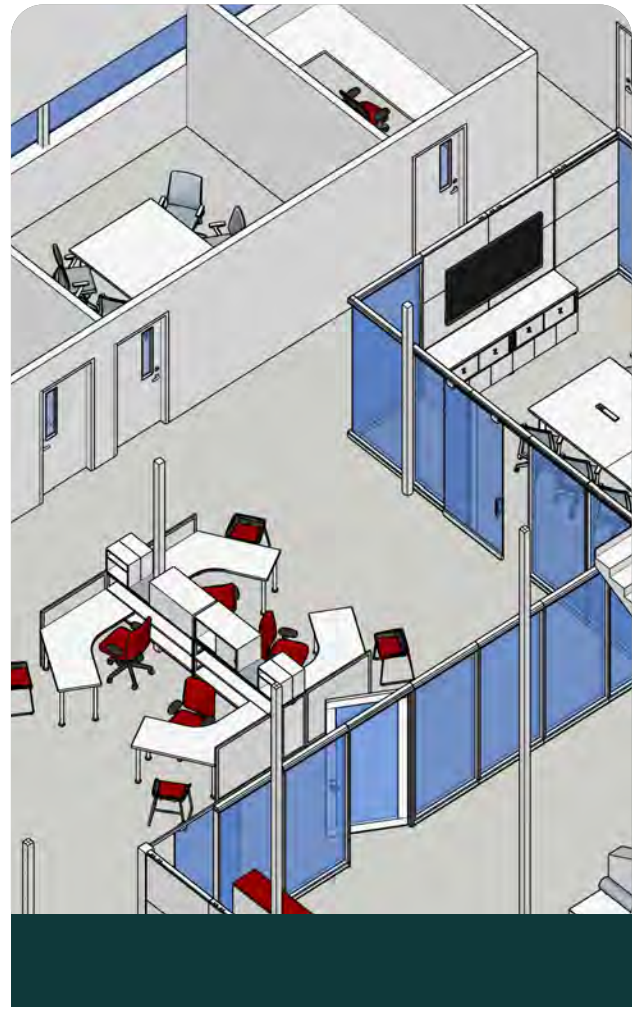
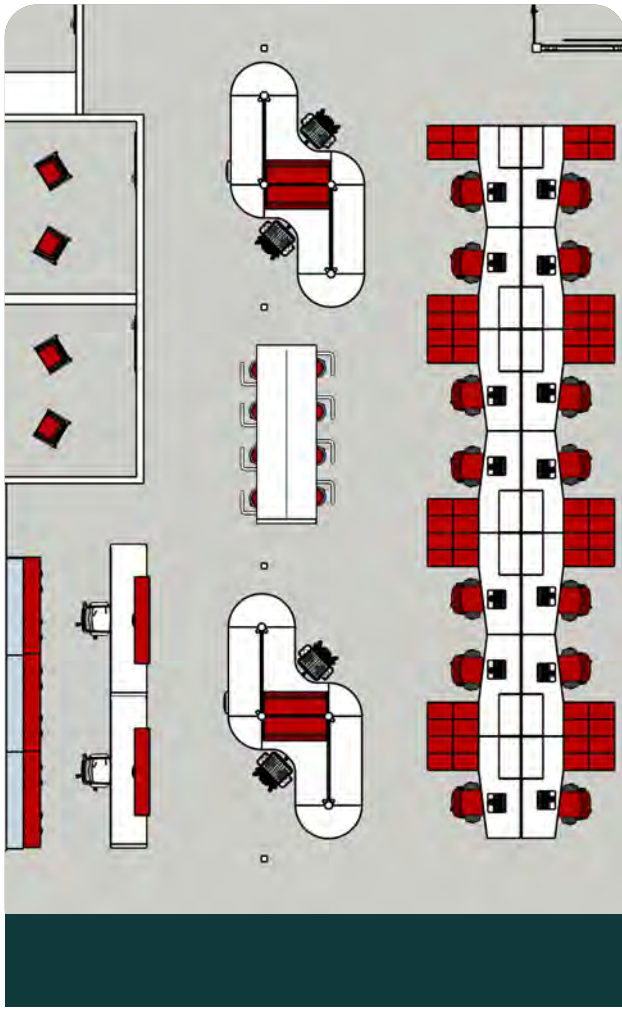


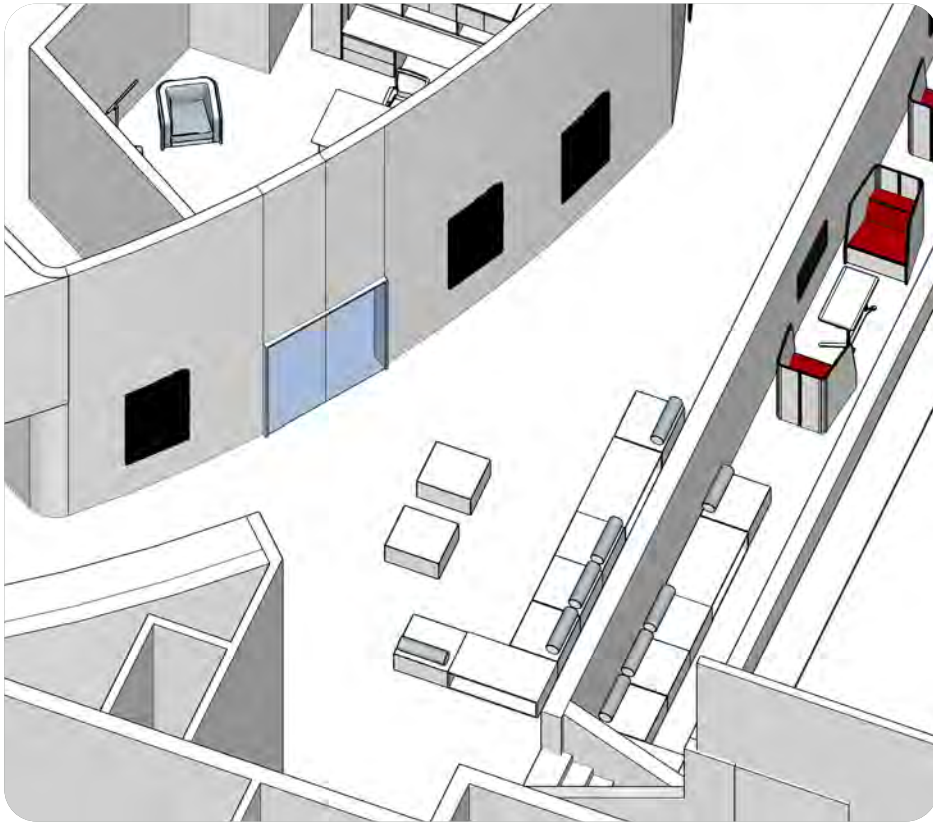


4001 **EXTERIOR CONCEPT RENDERINGS**

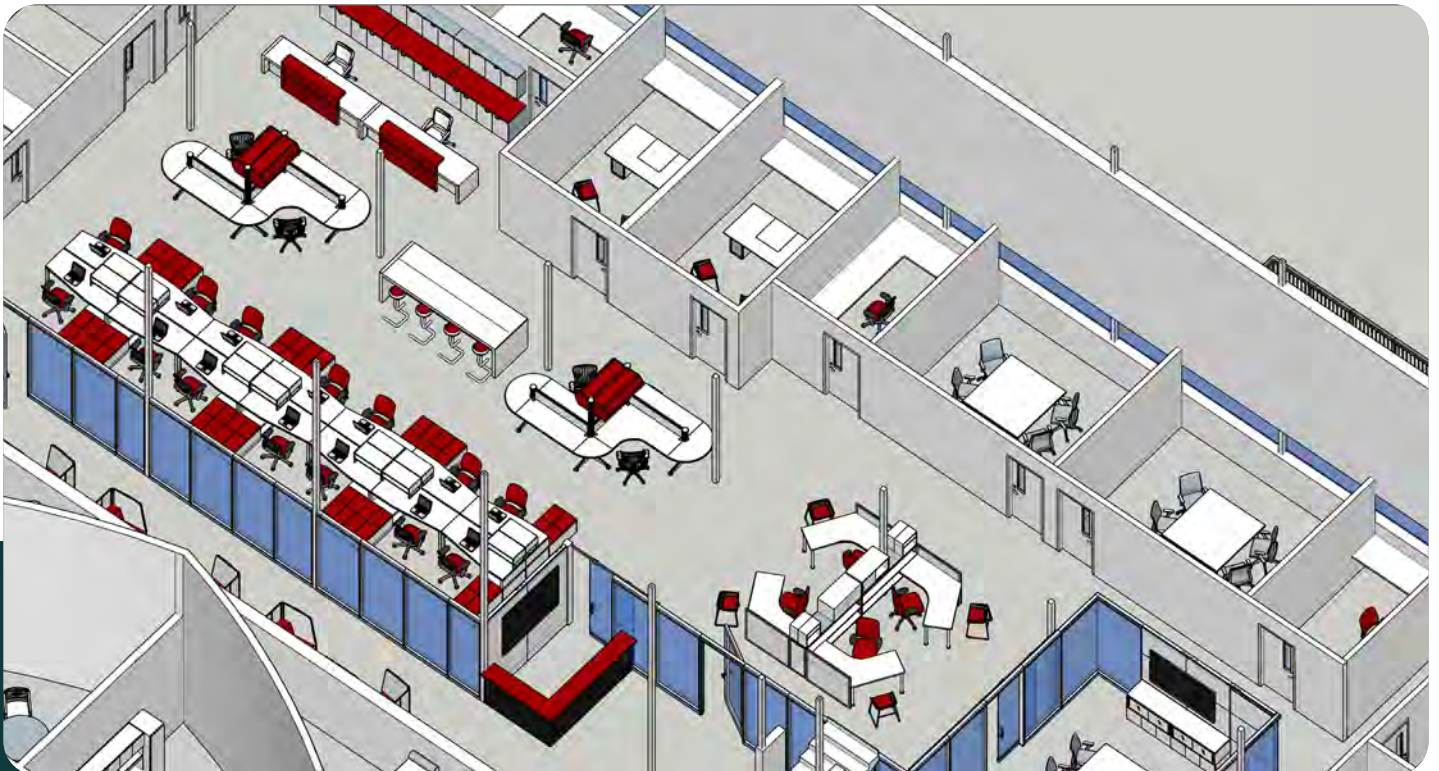




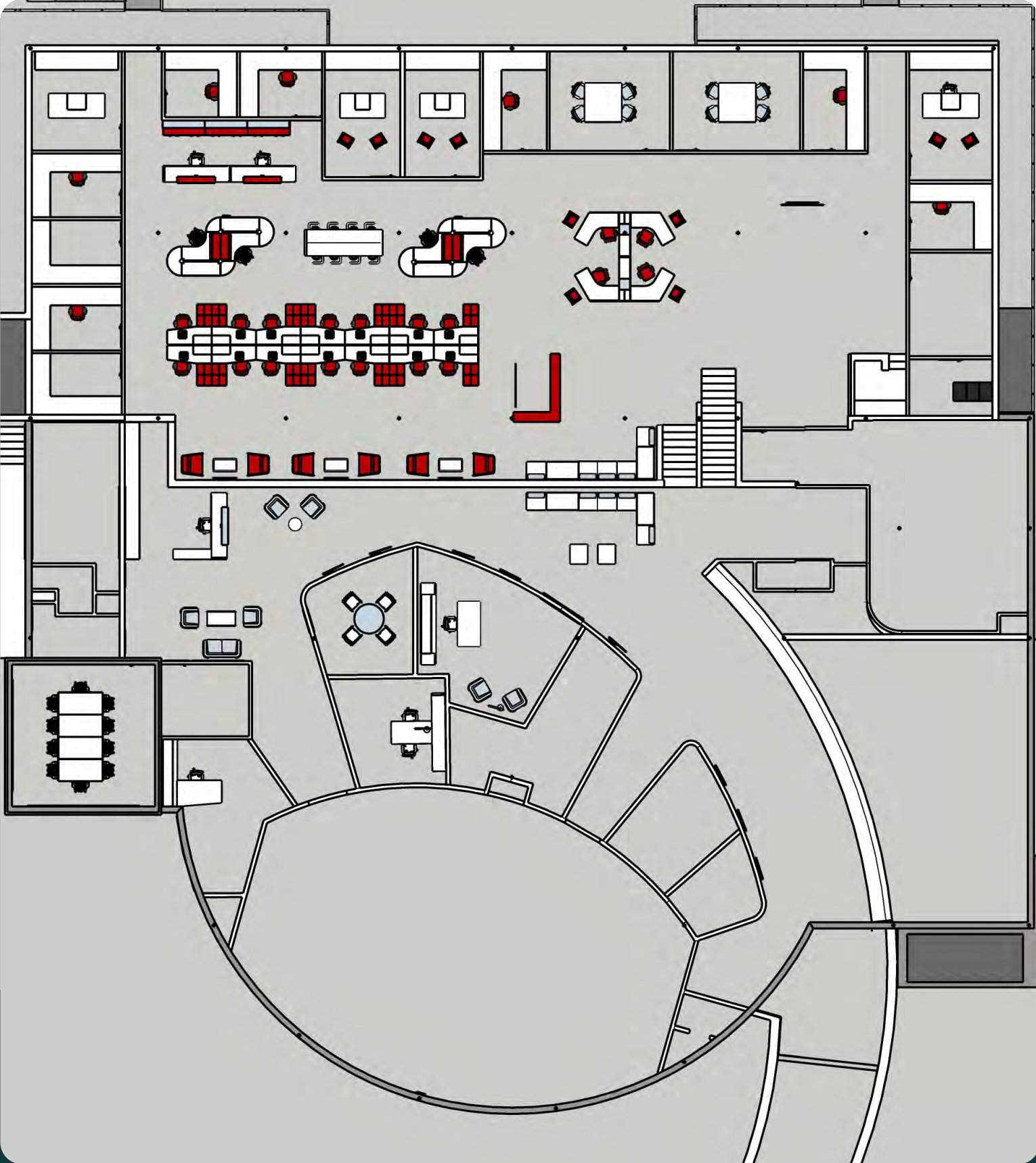




4001
**INTERIOR
CONCEPT
RENDERINGS**



Concept Lower Levels **ONE & TWO**







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