



Realtors®

# FOR LEASE OFFICE & WAREHOUSE

## 11,230 Sq. Ft. Space

Ideal for service company, light manufacturing, & assembly



**901 S. 9<sup>th</sup> Street  
Broken Arrow, Oklahoma**

- **Building:** 11,230 sq. ft. building, 25% offices 20% tech area, 55% warehouse. Six private offices, two with private restroom, total six restrooms. Ten-foot drop ceilings in offices. Kitchen area. All climate controlled. New floor coverings and paint.
- **Fenced Yard:** Concrete with small gravel area. Approximately 20,000 Sq. Ft.
- **OHDs:** Nine grade level OHD 10'x12', (one 12'x13')
- **Electrical:** Single-phase electrical service, 200-amp panel plus sub-panels
- **Zoning:** Light Industrial
- **Lease Rate:** \$9.50/Sq. Ft., \$8,890/mo. Five-year Lease

Note: 3% Brokerage Fee paid to Leasing Broker up to three years  
fourth & fifth years 2%

**ADAMS & ASSOCIATES, REALTORS**  
**DAN ADAMS, CCIM (918) 495-3661**  
**GRANT ADAMS (918) 269-5741**

The information contained herein is from sources considered reliable.  
Offering subject to errors, omissions, withdrawal and prior lease or sale.