

# GRAND PLAZA BUSINESS PARK

*57,320 SF OFFICE/WAREHOUSE*

*FOR LEASE*



**1125 & 1141 SE Grand Blvd., Oklahoma City, Oklahoma 73129**



7501 Broadway Extension  
Oklahoma City, OK 73116

Presented By:

**George W. Huffman**

CEO | Managing Broker

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[george@iwpok.com](mailto:george@iwpok.com)

## PROPERTY OVERVIEW

This a mixed-use office and warehouse facility located off I-35 and SE Grand Blvd. providing excellent access to all areas of Oklahoma City. Grand Plaza Business Park stands out with its concrete tilt-up walls. The facility is equipped with overhead garage doors, bathrooms, and a variety of office layouts to cater to your unique needs.

Building 1125 offers 10'x10' garage doors, providing easy access for your operational needs. The 11.2' ceiling height adds an extra layer of flexibility to accommodate various business activities

Building 1141 boasts 10'x12' garage doors and 13.6' ceiling height. This spacious environment is perfect for businesses that require ample vertical space, offering endless possibilities for storage, manufacturing, and more.

Stay comfortable year-round with heated warehouse spaces, ensuring that your operations run smoothly regardless of the weather. Choose from a variety of office layouts, allowing you to tailor the space to suit your business.

This property welcomes cannabis businesses, providing an inclusive environment for those looking to thrive in this rapidly growing industry. Seize the opportunity to establish and expand your cannabis-related ventures in a space that supports your vision.

Call: George Huffman @ 405-409-4400 | [george@iwpok.com](mailto:george@iwpok.com)

## OFFERING SUMMARY

**\$12.00 SF / YEAR**

<b>AVAILABLE SF</b>	<b>57,320</b>
<b>UNITS</b>	<b>23</b>
<b>LEASE TYPE</b>	<b>Modified Gross</b>
<b>TYPICAL TERM</b>	<b>3-5 Years</b>
<b>CO-BROKERAGE</b>	<b>3% Primary Term</b>



**FOR LEASE**



SPACES	LEASE RATE	SPACE SIZE
Bldg. 1125 Suite 101	\$12.00 SF/yr (MG)	800 SF
Bldg. 1125 Suite 102-103	\$12.00 SF/yr (MG)	1,450 SF
Bldg. 1125 Suite 104	\$12.00 SF/yr (MG)	1,350 SF
Bldg. 1125 Suite 105	\$12.00 SF/yr (MG)	1,500 SF
Bldg. 1125 Suite 107	\$12.00 SF/yr (MG)	1,500 SF
Bldg. 1125 Suite 109	\$12.00 SR/yr (MG)	1,000 SF
Bldg. 1125 Suite 110	\$12.00 SR/yr (MG)	2,000 SF
Bldg. 1125 Suite 112	\$12.00 SF/yr (MG)	1,200 SF
Bldg. 1125 Suite 115	\$12.00 SF/yr (MG)	1,200 SF
Bldg. 1125 Suite 117-118	\$12.00 SF/yr (MG)	3,000 SF

SPACES	LEASE RATE	SPACE SIZE
Bldg. 1141 Suite 102	\$12.00 SF/yr (MG)	720 SF
Bldg. 1141 Suite 103	\$12.00 SF/yr (MG)	800 SF
Bldg. 1141 Suite 108	\$12.00 SR/yr (MG)	2,400 SF
Bldg. 1141 Suite 109	\$12.00 SF/yr (MG)	2,400 SF
Bldg. 1141 Suite 110-111	\$12.00 SF/yr (MG)	6,000 SF
Bldg. 1141 Suite 112	\$12.00 SF/yr (MG)	3,000 SF
Bldg. 1141 Suite 113	\$12.00 SR/yr (MG)	3,000 SF
Bldg. 1141 Suite 114-115	\$12.00 SF/yr (MG)	6,000 SF
Bldg. 1141 Suite 116	\$12.00 SF/yr (MG)	3,000 SF
Bldg. 1141 Suite 117	\$12.00 SF/yr (MG)	3,000 SF
Bldg. 1141 Suite 118	\$12.00 SF/yr (MG)	2,400 SF
Bldg. 1141 Suite 119	\$12.00 SF/yr (MG)	2,400 SF
Bldg. 1141 Suite 120-122	\$12.00 SF/yr (MG)	7,200 SF



**INTERWEST**  
REALTY

1125 & 1141 SE Grand Blvd.



**FOR LEASE**




**1125 & 1141 SE Grand Blvd.**

STE. 117-118	3000 SF
STE. 116	1500 SF
STE. 115	1200 SF
STE. 114	1800 SF
STE. 113	1500 SF
STE. 112	1200 SF
STE. 111	1800 SF
STE. 110	2000 SF
STE. 109	1000 SF
STE. 107-108	2700 SF
STE. 106	1200 SF
STE. 105	1500 SF
STE. 104	1350 SF
STE. 101	800 SF
STE. 102	1450 SF
STE. 103	

**1125 SE GRAND**

STE. 120-122	7200 SF
STE. 119	2400 SF
STE. 118	2400 SF
STE. 117	3000 SF
STE. 116	3000 SF
STE. 114-115	6000 SF
STE. 113	3000 SF
STE. 112	3000 SF
STE. 111	3000 SF
STE. 110	3000 SF
STE. 109	2400 SF
STE. 108	2400 SF
STE. 107	2400 SF
STE. 101	880 SF
STE. 102	720 SF
STE. 103	800 SF
STE. 104	720 SF
STE. 105	1680 SF
STE. 106	

**1141 SE GRAND**

  
 NORTH  
 GRAND PLAZA BUSINESS PARK  
 HAROLD A. HITE ARCHITECT  
 3545 NW 58TH, SUITE 820  
 OKLAHOMA CITY, OK 73112  
 DATED: 09 FEB 00

**1125 & 1141 SE Grand Blvd.**



**FOR LEASE**

### HIGHLIGHTS:

- Cannabis Friendly Property
- Large Overhead Doors
- Heated Warehouse Space
- Variety of Office Layouts

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