

TURNKEY RESTAURANT FOR SUBLEASE 70% BELOW MARKET RENT + KEY MONEY



401 NW 10th St., Oklahoma City OK 73103



7501 Broadway Extension
Oklahoma City, OK 73116
(405) 752-2525

Presented By:

Shyon Keoppel

Sales Associate

Text: 405.229.1475

shyon@skventuregroup.com

PROPERTY OVERVIEW

- Turnkey Kitchen & Bar
 - Fully Built Out
 - Avoid buildout cost & time
- Existing infrastructure (vent hood, grease trap, 2 walk-in coolers, bar etc.)
- Below Market Rent!
- Ample Parking Available
- 16 Tap Keg System
- 30 TVs plus sound system included

LOCATION HIGHLIGHTS

- Great location with lots of foot traffic
- Midtown OKC is home to some of Oklahoma City's best restaurants, shopping, events and nightlife.
- Convenient access to major highways
- Historic neighborhoods
- Vibrant energy
- Street parking, parking lot plus parking garage available

Reach out to schedule a tour and see first hand how this space can
transform your business.

Text: Shyon Keoppel @ 405-229-1475

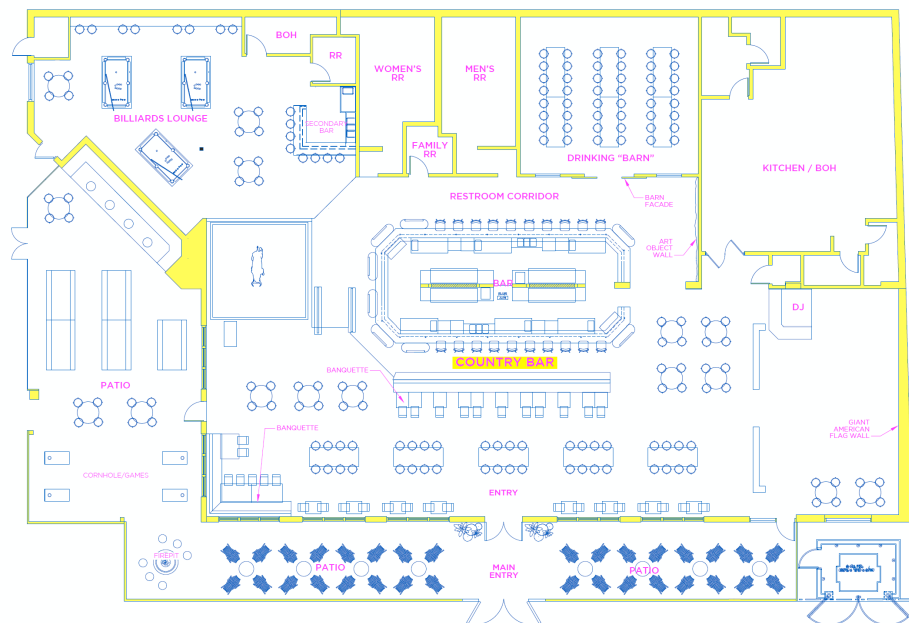
Email: shyon@skventuregroup.com





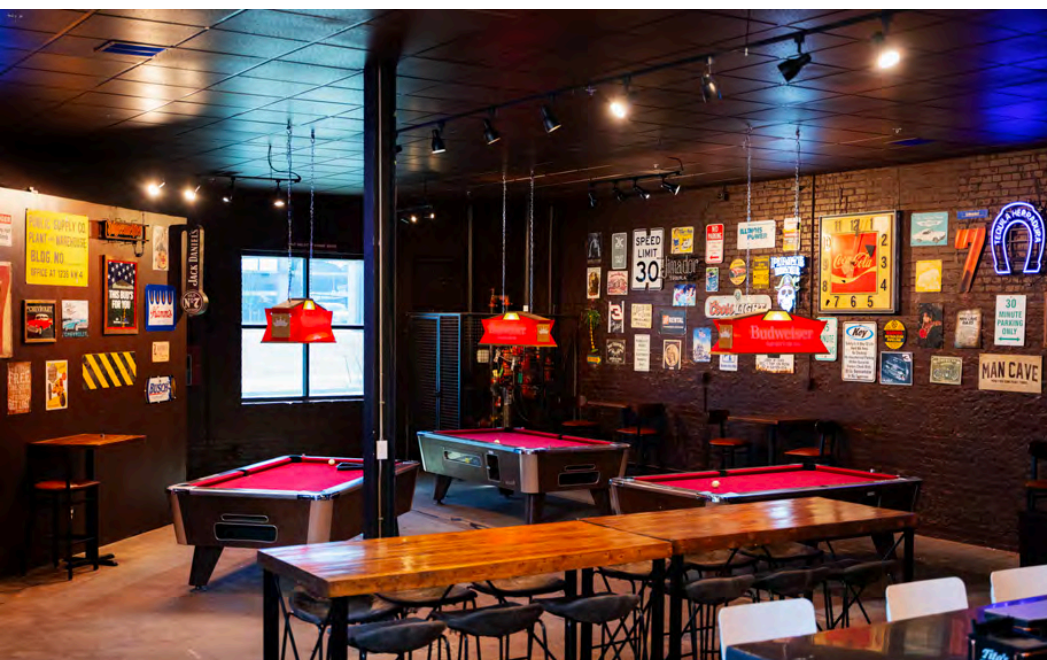
FOR SUBLEASE

401 NW 10th St. Oklahoma City OK



OFFERING SUMMARY

BUILDING SIZE	9,736 SF + PATIO 2,684 SF MOL
LAND SIZE	13,547 SF MOL
BASE RENT	\$7,403.82/MONTH
NNN	\$2,507.32/MONTH
TOTAL RENT	\$9,911.14/MONTH
RATE W/ PATIO	\$7.15/SF
TERM	3 YEARS REMAINING + (2) 5 YR OPTIONS

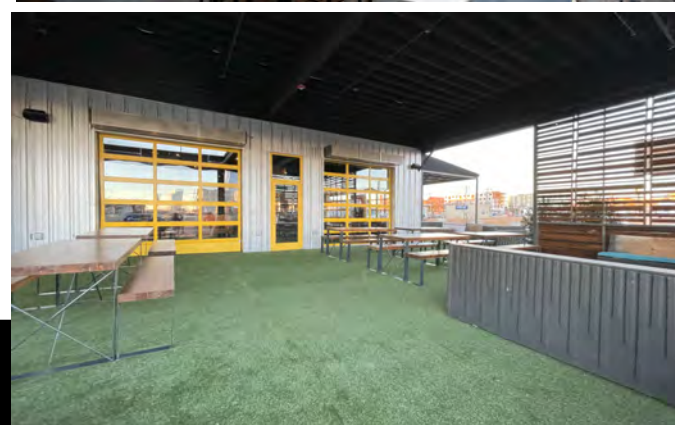


Contact us today for a tour! Text: Shyon Keoppel @ 405-229-1475 Email : shyon@skventuregroup.com

INTERWEST REALTY

401 NW 10th St., Oklahoma City OK 73103

Rare opportunity to lease a prime interior + outdoor space. With nearly 10,000 SF of interior space complemented by over 2,600 SF of covered patio, this property is perfect for a high-volume restaurant, bar or event venue. Priced at below market rates, under \$10/SF for the entire footprint. Includes 2 walk-in cooler, 16 tap keg system, 30 TVs, plus complete sound system.



INTERWEST REALTY

7501 Broadway Extension
Oklahoma City, OK 73116
(405) 752-2525

Presented By:

Shyon Keoppel

Sales Associate

Text: 405.229.1475

Email: shyon@skventuregroup.com