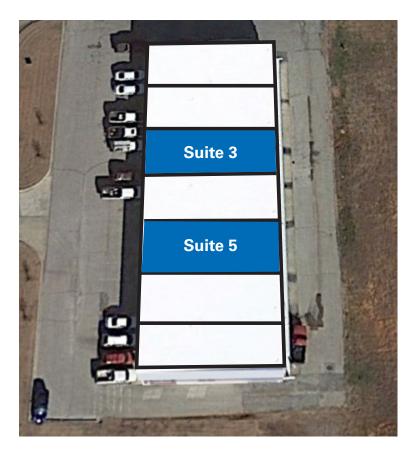
FLEX SPACE | FOR LEASE 2350 S MIDWEST BOULEVARD, MIDWEST CITY, OK 73110

2350

BRAD RICE brice@newmarkrp.com C: 918.269.8586



M METALTECH



PROPERTY OVERVIEW

This 7-unit flex space (office/warehouse) property is 1/2 mile north of Tinker Air Force Base, and within a mile of the Retail Power Center that includes Kohl's, Target, Best Buy, Dick's Sporting Goods and Lowe's.

Each unit is approximately 1,400 square feet, which is made up of approximately 45% front office space and 55% rear, high-ceiling warehouse space with a bonus loft for storage, which is about 650 square feet. Each unit has a 10' x 12' high garage door in the rear of the building. Each unit contains 2-3 offices, as well as, a small kitchen nook and bathroom.

This location would be great for a small insurance company, tax or financial office, building or paint contractor, roofing company, physical therapy consultants, or any contractor working with Tinker Air Force Base.

This property is NOT conducive for a dispensary or grow operation due to proximity of a school across the street.

Tenant is responsible for all utilities except sewer and trash.

DETAILS

TRAFFIC COUNTS

Suite 3	1,400 SF	S Midwest Blvd	11,200 AADT ('21)
Suite 5	1,400 SF		
Lease Rate	\$1,200.00/Month	SE 29th Street	17,000 AADT ('21)
Lease Type	Modified Gross	SE 15th Street	17,700 AADT ('21)





204 N. Robinson, Ste 700 OKC, OK, 73102 110 W. 7th, Ste 2600 Tulsa, OK, 74119 NEWMARKRP.COM

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