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ADVANCED

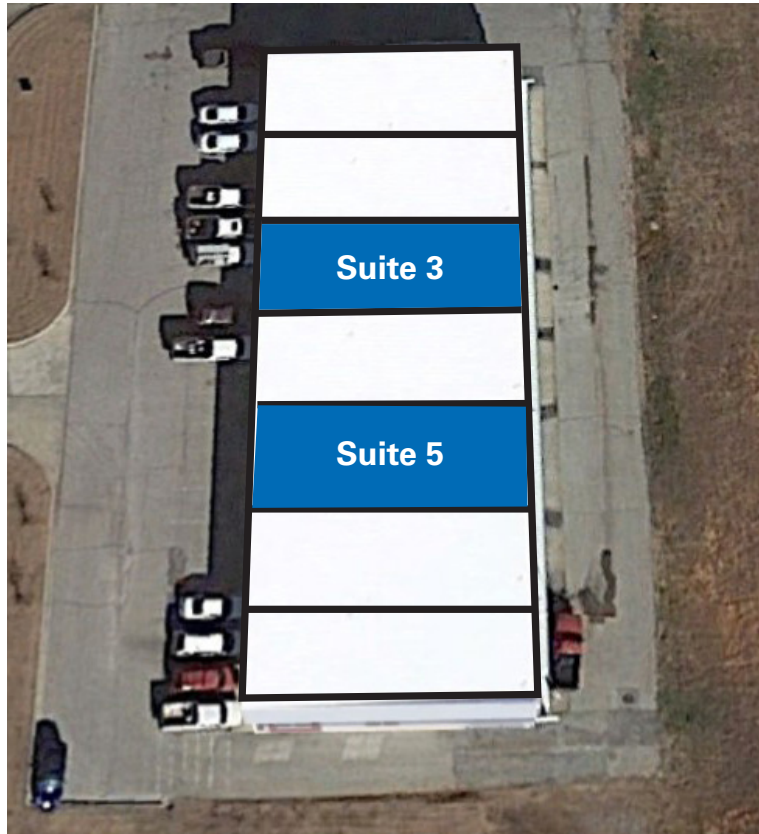
Star logo

METALTECH

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

**BRAD RICE**  
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**NEWMARK**  
ROBINSON PARK



## 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

<b>Suite 3</b>	1,400 SF
<b>Suite 5</b>	1,400 SF
<b>Lease Rate</b>	\$1,200.00/Month
<b>Lease Type</b>	Modified Gross

## TRAFFIC COUNTS

S Midwest Blvd	11,200 AADT ('21)
SE 29th Street	17,000 AADT ('21)
SE 15th Street	17,700 AADT ('21)

