



COMMERCIAL OKLAHOMA



## 2200 S PROSPECT AVENUE OKLAHOMA CITY, OK 73129

2200 S Prospect offers a unique opportunity to acquire a fully renovated office / lab facility featuring high-end modern finishes. Originally an industrial building, it has been thoughtfully converted to accommodate office and lab use, making it ideal for a range of flex uses.

Just over a mile from the CBD with direct frontage along I-35, the site provides excellent visibility and access. Additionally, the excess land on the eastern portion of the property offers prime potential for shop or warehouse expansion, allowing a future owner or occupant to further customize the site to meet operational needs.

## Property **DETAILS**

Building Size: ± 8,700 SF

office

Lot Size: ± 1.64 Acres

Year Built: 1963 | 2020

Zoning: I-2

Lease Rate: \$15.00 NNN

Sales Price: \$1,300,000

Former testing lab

- Full kitchen
- Private offices (16)
- Conference room
- Receiving dock
- Storm shelter
- I-35 frontage

## Office Use Industrial Bldg FOR SALE OR LEASE

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## AVAILABLE

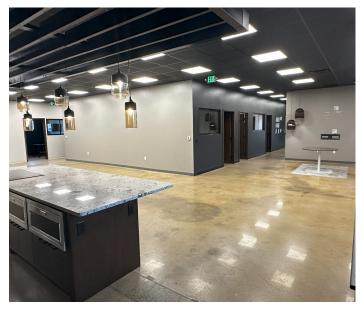
ALLAN MEADORS, SIOR +1 405 297 9915

ameadors@commercialoklahoma.com









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