

# AVAILABLE



CUSHMAN &  
WAKEFIELD

COMMERCIAL  
OKLAHOMA

## Office Use Industrial Bldg **FOR SALE OR LEASE**

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:	<b>\$15.00 NNN</b>
Sales Price:	<b>\$1,300,000</b>

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



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