

Turnkey Restaurant & Bar for Sublease + Key Money



1012 N Walker Ave., Oklahoma City OK 73102



Presented By:

Shyon Keoppel

Sales Associate

Text: 405.229.1475

shyon@skventuregroup.com



FOR SUBLEASE

1012 N Walker Ave. Oklahoma City

Rare Sublease Opportunity — Below Market Rent

Tenant offering a fully built-out, second-generation restaurant/bar space for sublease. Incoming operator will assume existing lease at current favorable rate and accept all existing terms with landlord approval.

Key Money Required: \$125,000 for lease position, tenant improvements, and FF&E (includes all equipment, buildout, and fixtures).

Subject to landlord consent. Serious inquiries only. Financials and key money justification available upon NDA.



Highlights

- Rent: \$5,912.50/mo (same as current lease)
- Term Remaining: 14 months with 5 year option negotiable with landlord
- Size: 3,680 SF
- TWO Patios
- Fully equipped kitchen / bar
- Located in Midtown OKC
- TWO Walk-in Coolers
- Keg System & AV System



FOR SUBLEASE

1012 N Walker Ave. Oklahoma City

Turnkey Restaurant/Bar in Midtown OKC

OFFERING SUMMARY

BUILDING SIZE	3,680 SF
SPACE USE	RESTAURANT/BAR/RETAIL
BASE RENT	\$5,500.00/month
NNN	\$412.50/month
TERM	14 months w/ 5 yr option negotiable

Features & Amenities

- Large, flexible interior space suitable for restaurant, retail or entertainment use.
- Two Expansive covered patios ideal for outdoor dining, bar service or events.
- Strong visibility and customer draw with two indoor/ outdoor seating areas.
- Ample parking and excellent frontage.
- Walk-in Cooler
- Keg System
- AV System
- Two Covered patios allows year-round usability.





OTHER PROPERTIES AVAILABLE

FOR LEASE

2010-2021 Exchange Ave, Oklahoma City, OK
-4,401 - 8,406 SF @ \$4.75-\$6.00/SF plus NNN
36 NE 36th St, Oklahoma City, OK
-21,531 SF @ \$5.50/SF plus NNN
3841 NW 10th, Oklahoma City, OK
-3,910 SF @ \$5.50/SF plus NNN
3843 NW 10th, Oklahoma City, OK
-1,296 SF @ \$695/Month – Large Apartment
401 NW 10th, Oklahoma City, OK
-1,489-8,247 SF @ \$10.77-\$19.50/SF plus NNN
1012-1016 N Walker, Oklahoma City, OK
-3,680 SF @ \$5,500/Month plus NNN
1704 NW 6th, Oklahoma City, OK
-10,100 SF @ \$5/SF plus NNN
2412 SW 14th, Oklahoma City, OK
-11,900 SF @ \$5/SF plus NNN
2411 SW 15th, Oklahoma City, OK
-7,225 SF @ \$5/SF plus NNN

FOR SALE

3841-3845 NW 10th, Oklahoma City, OK
- \$540,000.00
8301 Glade Ave, Oklahoma City, OK
- \$622,703.00

Contact: Shyon Keoppel
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Please text for best response!

