

TURNKEY RESTAURANT FOR SUBLEASE 60% BELOW MARKET RENT + KEY MONEY



Solas
REAL ESTATE

401 NW 10th St., Oklahoma City OK 73103

Presented by: Shyon Keoppel Text: 405-229-1475 Email: shyon@skventuregroup.com

PROPERTY OVERVIEW

- Turnkey Kitchen & Bar
 - Fully Built Out
 - Avoid buildout cost & time
- Existing infrastructure (vent hood, grease trap, 2 walk-in coolers, bar etc.)
- Below Market Rent!
- Ample Parking Available
- Keg System
- 30 TVs plus sound system included



LOCATION HIGHLIGHTS

- Great location with lots of foot traffic
- Midtown OKC is home to some of Oklahoma City's best restaurants, shopping, events and nightlife.
- Convenient access to major highways
- Historic neighborhoods
- Vibrant energy
- Street parking, parking lot plus parking garage available

Reach out to schedule a tour and see first hand how this space can transform your business.

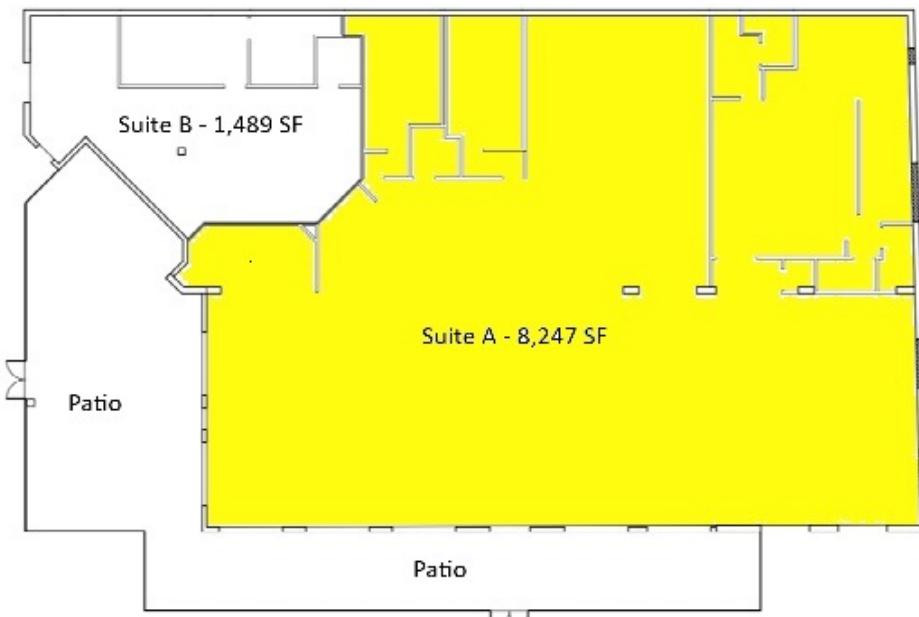
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FOR SUBLICENSE

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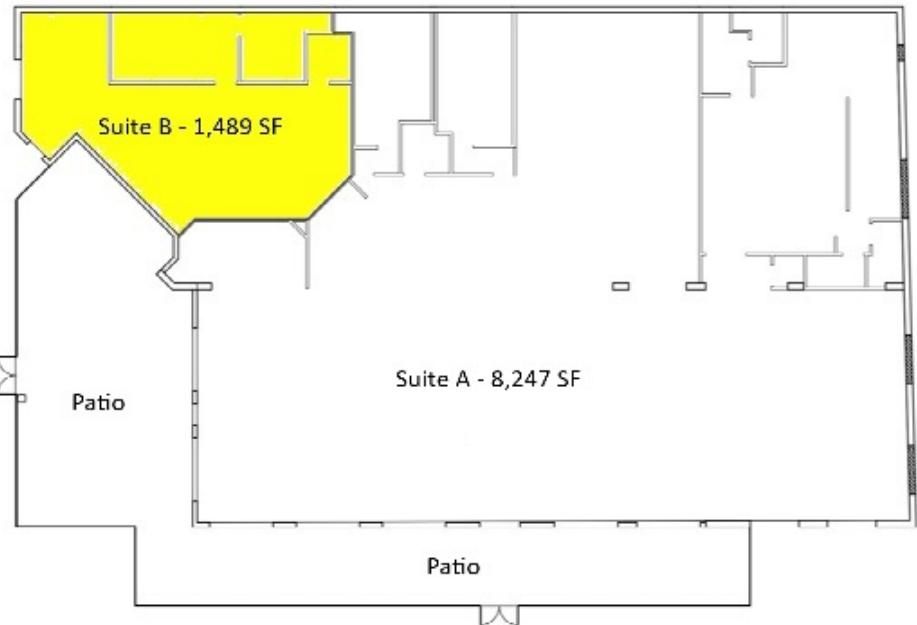
OFFERING SUMMARY SUITE A

BUILDING SIZE	9,736 SF + 2,600 SF +/- PATIO
LAND SIZE	13,547 SF
SUITE A SIZE	8,247 SF
BASE RENT	\$10.77/SF - \$7,403.82/MONTH
NNN	\$3.09/SF - \$2,123.60/MONTH
TOTAL RENT	\$13.86/SF - \$9,527.42/MONTH
TERM	3 YEARS REMAINING + (2) 5 YEAR OPTIONS



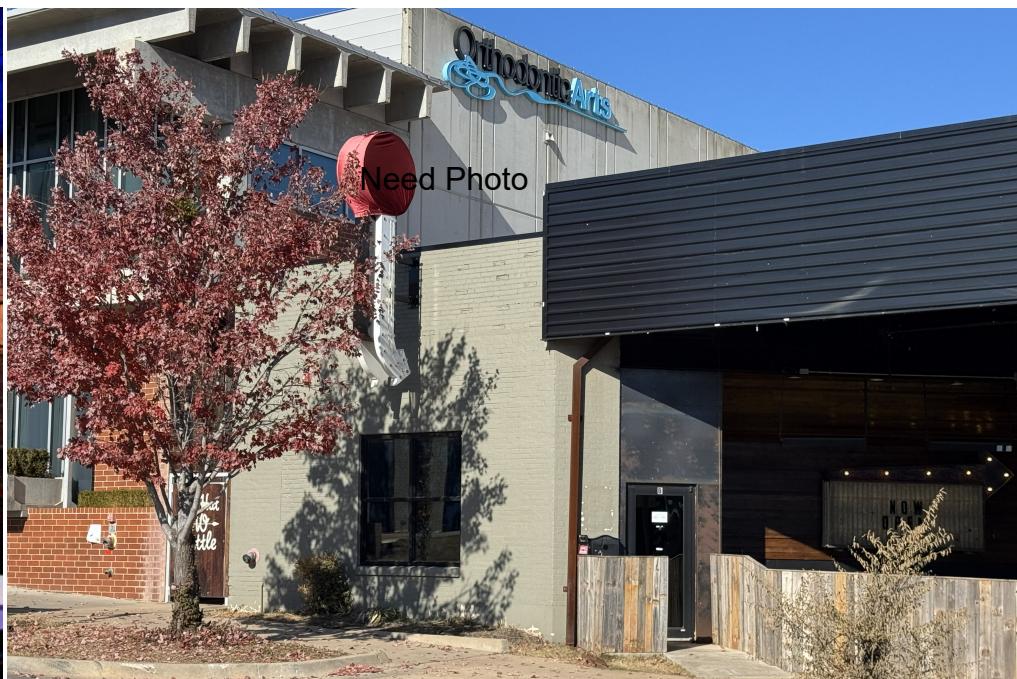
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OFFERING SUMMARY SUITE B

BUILDING SIZE	9,736 SF + 2,600 SF +/- Patio
LAND SIZE	13,547 SF
SUITE B SIZE	1,489 SF
BASE RENT	\$19.50/SF - \$2,409.63/MONTH
NNN	\$3.09/SF - \$383.42/MONTH
TOTAL RENT	\$22.51/SF - \$2,793.05/MONTH
TERM	3 YEARS REMAINING + (2) 5 YEAR OPTIONS



Rare opportunity to lease a prime interior + outdoor space. With nearly 10,000 SF of interior space complemented by over 2,600 SF of covered patio, this property is perfect for a high-volume restaurant, bar or event venue.



Features and 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 indoor/outdoor seating.
- Covered patios allows year-round usability.
- Ample parking and excellent frontage.
- 2 Walk-In Coolers



Presented By:

Shyon Keoppel

Sales Associate

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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!

