

## FOR LEASE



### OFFERING SUMMARY

Lease Rate:	\$12.50 SF/yr (MG)
Building Size:	10,475 SF
Available SF:	3,853 SF
Year Built:	2022
Market:	North OKC

### PROPERTY OVERVIEW

Positioned within the prestigious Fusion @ Oakdale Modern Industrial Park, this Class A industrial suite offers exceptional visibility and access to I-35, ideally located to serve North OKC's growing business community. This modern facility features 30-foot clear height in the warehouse, two 14-foot drive-in overhead doors, and mezzanine storage for added functionality. High-end finishes are carried throughout the space, delivering a refined and professional environment ideal for companies seeking both performance and presentation.

### PROPERTY HIGHLIGHTS

**NICK GRAY**  
405.615.9904  
nick@creekcre.com

3800 NE 104TH ST.  
3800 NE 104TH ST | OKLAHOMA CITY, OK 73131

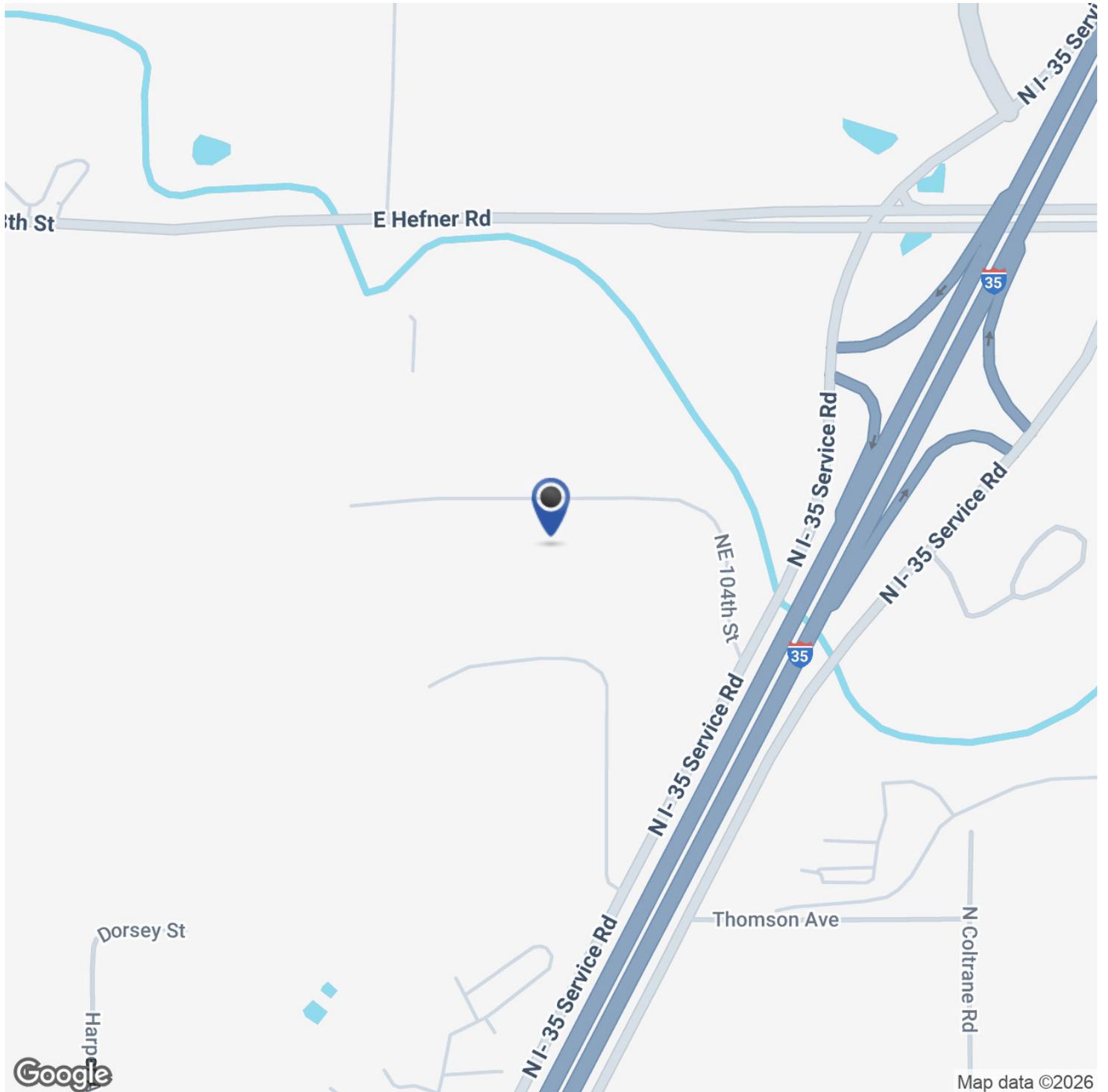
## ADDITIONAL PHOTOS



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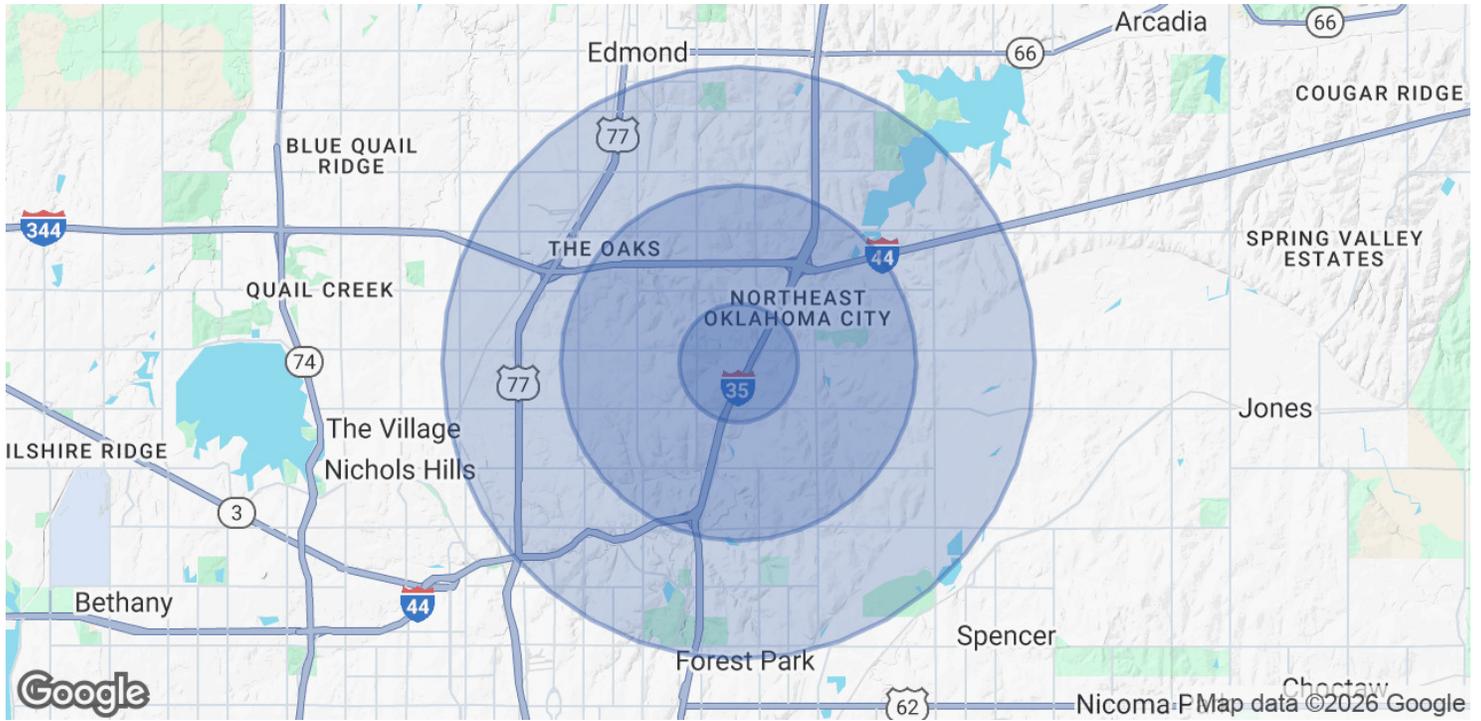
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## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,047	15,243	59,795
Average Age	40	40	39
Average Age (Male)	40	39	38
Average Age (Female)	40	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	299	5,483	23,528
# of Persons per HH	3.5	2.8	2.5
Average HH Income	\$193,082	\$151,307	\$111,855
Average House Value	\$691,993	\$482,902	\$365,447

Demographics data derived from AlphaMap

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