

WAREHOUSE / OFFICE SPACE FOR LEASE



1244 NW 4th St, SUITE 100, Oklahoma City, Oklahoma 73108



Presented by: Shyon Keoppel
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**1244 NW 4th St, SUITE 100
Oklahoma City, OK**

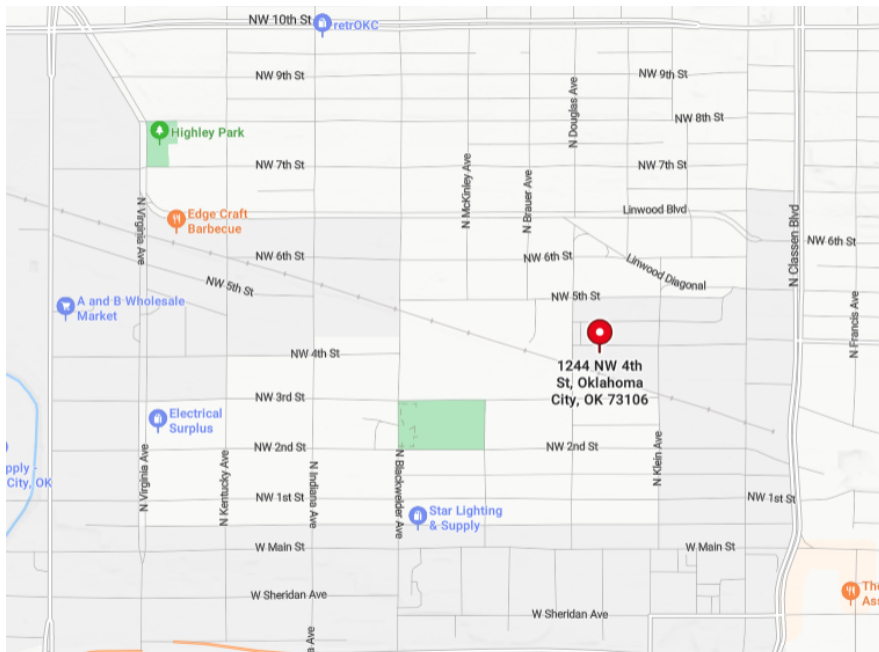
PROPERTY OVERVIEW

Unlock the Potential!

Are you looking to elevate your business operation? This space could be just what you need!

Property Highlights:

- Zoned I-3
- Competitive Rates
- Close to Downtown OKC
- Gated Yard
- Lots of square footage for storage
- Prime Location: Located centrally with easy access for distribution and logistics
- 1 12' Drive in door
- Approximately 1,000 SF of Office Space
- 7 Minute Drive to I-35 & I-44
- 4 Minute Drive to I-40



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

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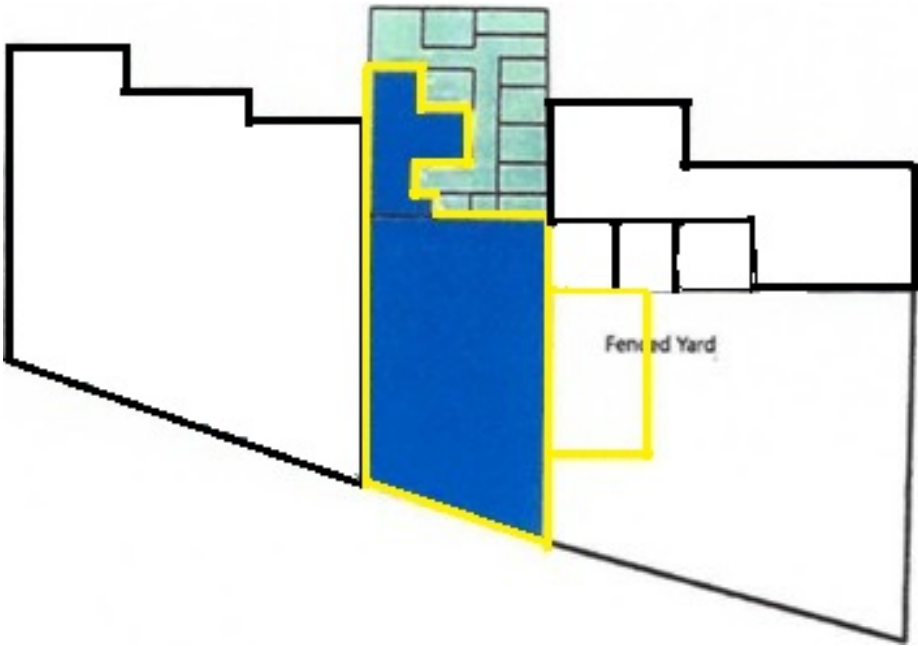


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OFFERING SUMMARY

UNIT SF	6,385 SF MOL
LAND SIZE	1.15 Acres MOL
BASE RENT	\$4.00 / SF or \$2,128.33 / MONTH
LEASE TYPE	NNN
NNN FEE	\$.57 / SF / YR
TYPICAL TERM	3+ Years
CO-BROKERAGE	3% Primary Term



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Highlights:

- Great location!
- Close Proximity to Downtown OKC
- Offering 30 Days FREE RENT!
- Move-In Ready
- New Restaurants in the area
- Interstate Access
- Located in Rapidly Growing Linwood District
- Gated Yard
- 1,000 SF of Office Space
- 7 Minute Drive to I-35 & I-44
- 4 Minute Drive to I-40



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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!

