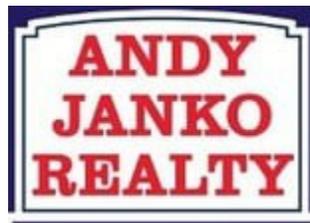




New Office/Retail/Warehouse Development

4415 W Reno Ave, Oklahoma City, OK 73107



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New Office/Retail/Warehouse Development

\$12.00 /SF/YR

Front building is ready for Tenant Buildout(s) Office/Warehouse/Storefront Retail development on 1.72 acres zoned I-2 and located in the heart of OKC with great visibility, strong traffic counts and easy access to Interstate 40. Two 10' X 10' grade doors offer a...

- Brand new Class A Construction with 8,080/SF front building ready for Tenant Buildout(s)
- *NEW BENEFIT, OWNER WILL NEGOTIATE TIA CREDIT
- EIFS Facades with storefront glass, Lighted monument signage, Upscale sprinklered landscaping with Ample 4.6:1 parking ratio
- Lease rate just reduced to 12.00/SF/YR + NNN estimated at 3.19/SF
- Clear span gray shell interior allows for tenants to design buildout to their specifications.
- Attractive location in the heart of OKC. Strong traffic counts w/ Reno Ave frontage & easy access to Interstate 40



Rental Rate:	\$12.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	8,080 SF
Year Built:	2024
Walk Score ®:	40 (Fairly friendly)
Transit Score ®:	40 (Fairly friendly)
Rental Rate Mo:	\$1.00 /SF/MO

1st Floor Ste Building A

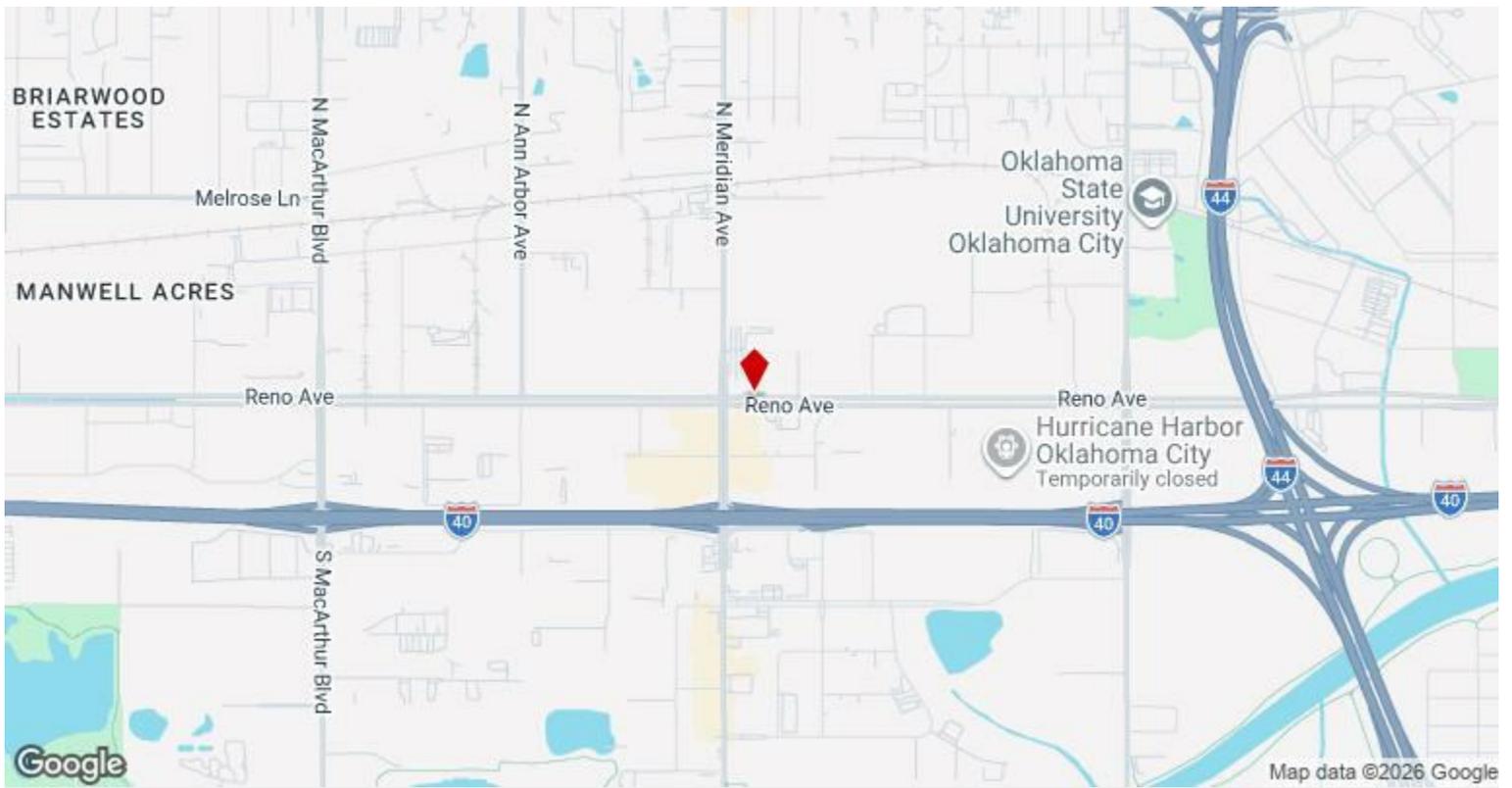
Space Available	8,080 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Building A (front building addressed as 4415 W Reno Avenue) is 8,080/SF with space options of 3,040/SF-5,040/SF or all 8,080/SF available for lease.

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Mattress King	-	



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Property Photos



26-web-or-mls-Property A-26



4415 W Reno Ave - Rear Exterior