

FOR LEASE

CARLSON  
BUSINESS PARK  
- FLEX SPACES

2410-2440 N. WILBURN, BETHANY, OK 73008



**BANTA**  
Property Group

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## OFFERING SUMMARY

|                 |                          |
|-----------------|--------------------------|
| Lease Rate:     | \$12 - 15 SF/yr<br>(NNN) |
| Building Size:  | 18,000 SF                |
| Available SF:   | 1,500 - 6,000 SF         |
| Estimated NNNs: | \$2.67psf                |
| Year Built:     | 2022                     |
| Zoning:         | Light Industrial         |

## PROPERTY OVERVIEW

Now available for immediate occupancy!

Prime flex space located just west of Rockwell Ave on NW 23rd Street in Bethany, OK.

Property Highlights:

- Suites available: 1,500 SF - 4,500 SF
- 20' ceilings
- Ideal for medical, office, or office/warehouse uses
- Flexible layouts to suit your business needs
- Convenient west metro location with easy access to major thoroughfares

Don't miss out on this versatile and functional space perfect for a variety of professional uses. Contact Anna Fresonke at (405) 535-8156 for more information or to schedule a tour!

## PROPERTY HIGHLIGHTS

- Ready for immediate occupancy
- Sizes from 1,500 s.f. to 4,500 s.f.
- 20' ceilings

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## LEASE INFORMATION

|              |                  |             |                   |
|--------------|------------------|-------------|-------------------|
| Lease Type:  | NNN              | Lease Term: | Negotiable        |
| Total Space: | 1,500 - 6,000 SF | Lease Rate: | \$12 - \$15 SF/yr |

## AVAILABLE SPACES

| SUITE           | TENANT    | SIZE (SF)        | LEASE TYPE | LEASE RATE              | DESCRIPTION |
|-----------------|-----------|------------------|------------|-------------------------|-------------|
| 2410 N. Wilburn | Available | 1,500 - 6,000 SF | NNN        | \$12.00 - \$15.00 SF/yr | -           |
| 2430 N. Wilburn | -         | 1,500 - 6,000 SF | NNN        | \$12.00 SF/yr           | -           |
| 2440 N. Wilburn | Available | 1,500 - 3,000 SF | NNN        | \$12.00 - \$15.00 SF/yr | -           |

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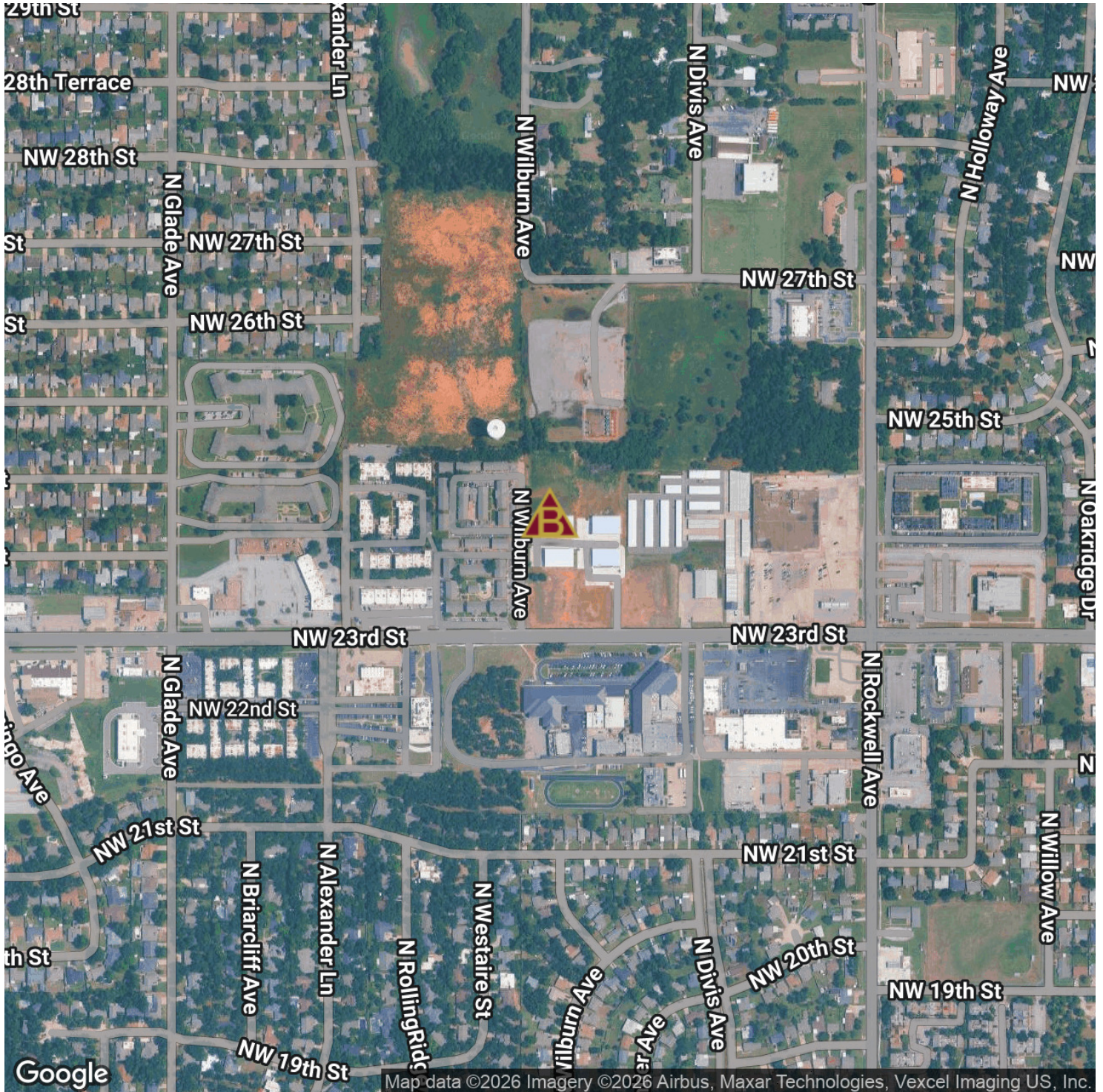
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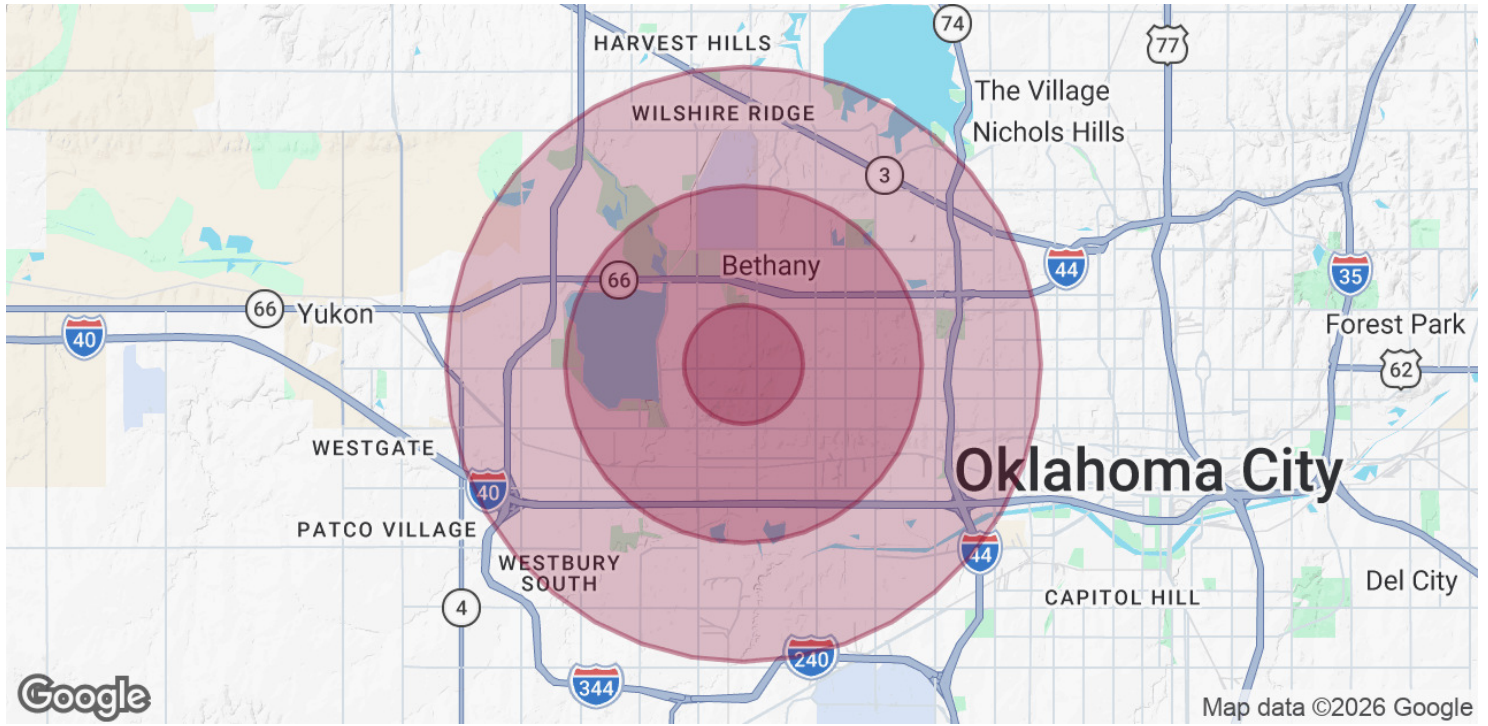
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| <b>POPULATION</b>    | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|----------------------|---------------|----------------|----------------|
| Total Population     | 11,445        | 68,633         | 156,391        |
| Average age          | 37.8          | 35.1           | 35.1           |
| Average age (Male)   | 38.0          | 35.0           | 34.8           |
| Average age (Female) | 38.1          | 36.8           | 36.3           |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total households               | 4,444         | 26,443         | 62,959         |
| # of persons per HH            | 2.6           | 2.6            | 2.5            |
| Average HH income              | \$52,598      | \$50,186       | \$52,471       |
| Average house value            | \$158,780     | \$120,271      | \$121,594      |

\* Demographic data derived from 2020 ACS - US Census

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