

MIXED USE WAREHOUSE *OFFICE/WAREHOUSE*

FOR LEASE



8100-8200 N Classen Blvd., Oklahoma City, Oklahoma 73114



7501 Broadway Extension
Oklahoma City, OK 73116

Presented By:

George W. Huffman

CEO | Managing Broker

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george@iwpok.com

EXECUTIVE SUMMARY

Versatile Industrial Office/Warehouse Space – Multiple Configurations Available

This well-maintained industrial mixed-use office/warehouse property offers a range of suite sizes and layouts to accommodate various business needs. Built for durability and efficiency, the property features concrete tilt-up walls, insulated overhead doors, and an over-insulated roof with high-density foam and a reflective TPO topcoat for superior energy efficiency.

Each suite includes dedicated parking, with additional overflow spaces conveniently located at the west end of the complex entrance. Whether you need warehouse, office, or a combination of both, this property provides flexible space options in a professional, well-kept environment.

Don't miss the opportunity to secure a space in this high-quality, adaptable industrial property. Contact us today for availability and leasing details!

Call: George Huffman @ 405-409-4400 | george@iwpok.com



OFFERING SUMMARY

\$12.00 /SF YEAR

| | |
|---------------------|------------------------|
| OPEX BASE | \$2.00 / SF |
| LEASE TYPE | NNN |
| TYPICAL TERM | 3-5 Years |
| CO-BROKERAGE | 3% Primary Term |

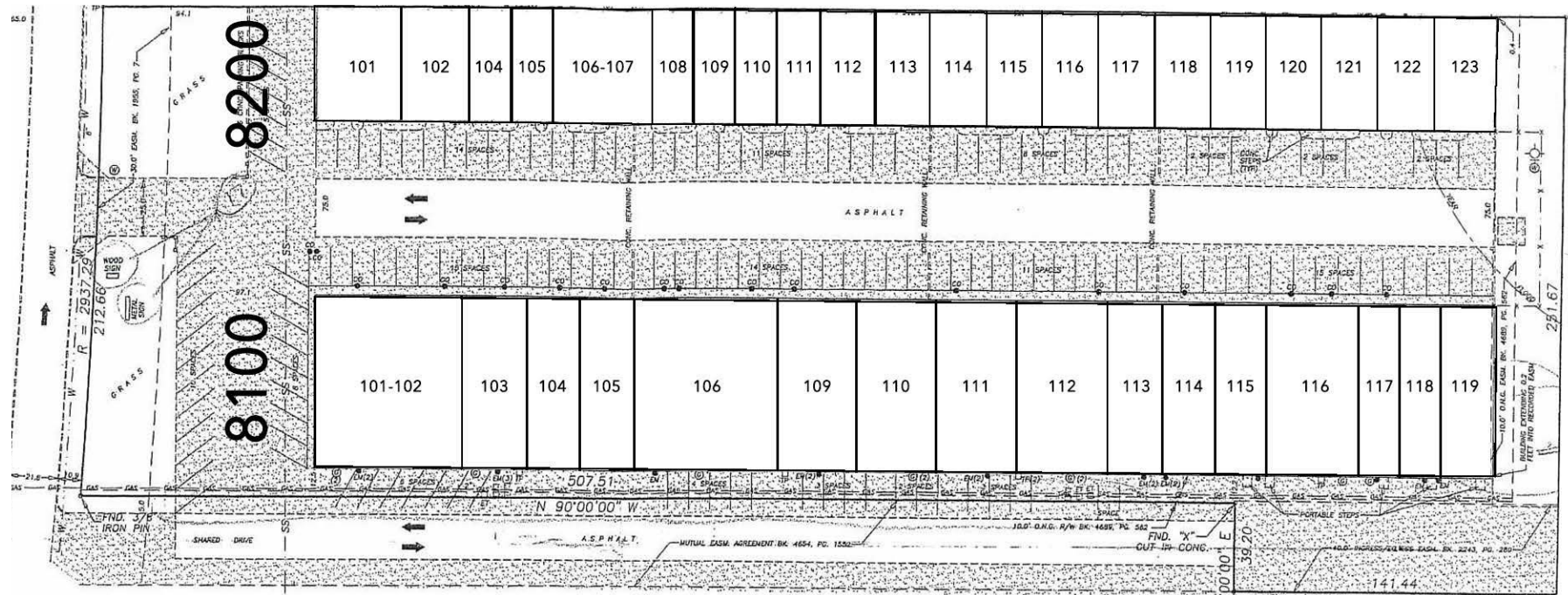
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| Suite No. | Sq Ft | Notes |
|------------------|--------------|--------------|
| 8100 - 104 | 1,875 | Flex |
| 8100 - 105 | 1,825 | Flex |
| 8100 - 109 | 2,625 | Flex |
| 8100 - 114 | 1,875 | Flex |
| 8100 - 119 | 1,800 | Flex |
| 8200 - 109 | 1,000 | Flex |
| 8200 - 113 | 1,250 | Flex |
| 8200 - 115 | 1,250 | Flex |
| 8200 - 116 | 1,250 | Flex |
| 8200 - 117 | 1,250 | Flex |
| 8200 - 118 | 1,250 | Flex |
| 8200 - 119 | 1,250 | Flex |
| 8200 - 123 | 1,150 | Flex |



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Highlights:

- Dedicated Parking
- Locally Owned and Managed
- Great Location - North Oklahoma City - Just South of Edmond
- Cannabis Friendly Property

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