

Self Storage Investment Opportunity

ARGUS
SELF STORAGE ADVISORS

Extra Space Storage (3rd Party Managed)



708 W. Kenosha Street
Broken Arrow, OK 74012

Presented by:

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LIST PRICE: Call for Price

INVESTMENT HIGHLIGHTS

- Institutional-quality asset located in Tulsa, OK, a top 55 MSA
- Well-positioned infill location with high barriers to entry
- Significant upside remaining through capturing tenant insurance
- High-quality construction
- Attractive scale for current or new market entrants
- Opportunity to lower acquisition basis through pad site land lease, development or disposition

PROPERTY DETAILS

Rentable SF:	43,660 RSF + 2,488 SF expansion underway
Number of Units:	322 existing + 19 expansion underway
Unit Occ.:	93.5%
Economic Occ:	94.1%
Physical Occ.	92.9%
Acreage:	4.62

