

# PRE LEASING



**4235 NW Expressway  
Oklahoma City, OK 73116**

**± 3,989 SF / \$17.50/SF + NNN's**



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# Property Features

This property is located on NW Expressway between NW 63rd St & N Meridian Ave. next to TGI Fridays. This new construction retail space is ready to occupy and features a traffic count of 46,625 VPD. There is a total of 3,989 SF Available that can be split into two suites. Landlord offering Tenant Improvement Allowance on 3-5 Year lease terms.

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Size:	± 3,989 SF
Current Plan:	Shell
Traffic Count:	46,625 VPD
Lease Type:	Triple Net
LEASE PRICE:	\$17.50/SF + NNN's





1 WEST ELEVATION  
Scale: 3/32" = 1'-0"



2 SOUTH ELEVATION  
Scale: 3/32" = 1'-0"



3 SOUTHWEST CORNER  
Scale: NA



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