

# AIRPORT INDUSTRIAL FLEX

4327 SW 21st Street, Oklahoma City, OK 73108



Lease Rate	<b>\$9.00/SF NNN</b>
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## OFFERING SUMMARY

Building Size:	7,380 SF
Lot Size:	0.64 Acres
Year Built:	1999
Renovated:	2026
Zoning:	I-2 (moderate industrial)
Market:	Oklahoma City
Submarket:	SW Oklahoma City

## PROPERTY OVERVIEW

This newly renovated flex property is located on SW 21st street and S Meridian, within close proximity to I-40 and Will Rogers Airport. As a standalone building, the property has 24 dedicated parking spaces. The office is fully conditioned with (5) offices, a lobby, a break room and (2) bathrooms. The warehouse has two 14' overhead doors and an 16' clear height with gas heat.

## PROPERTY HIGHLIGHTS

- Close proximity to I-40 and Will Rogers Airport
- 16' clear height
- (2) 14' overhead doors (14'x14' each)
- (5) private offices
- (2) bathrooms
- Break room
- 24 parking spaces
- \$1.50/SF charge for NNN



Adept Commercial Real Estate, LLC  
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ADDITIONAL PHOTOS

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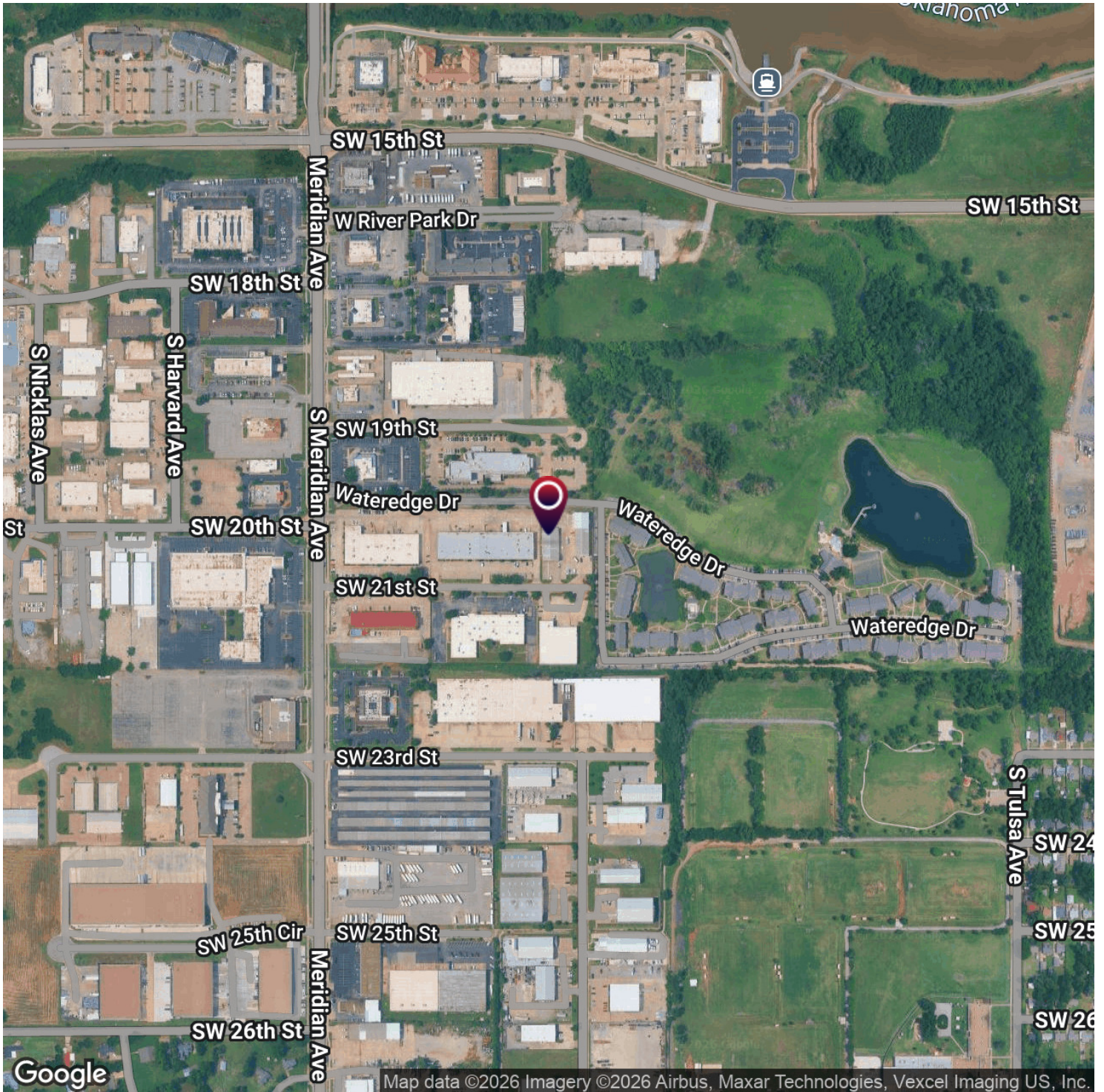
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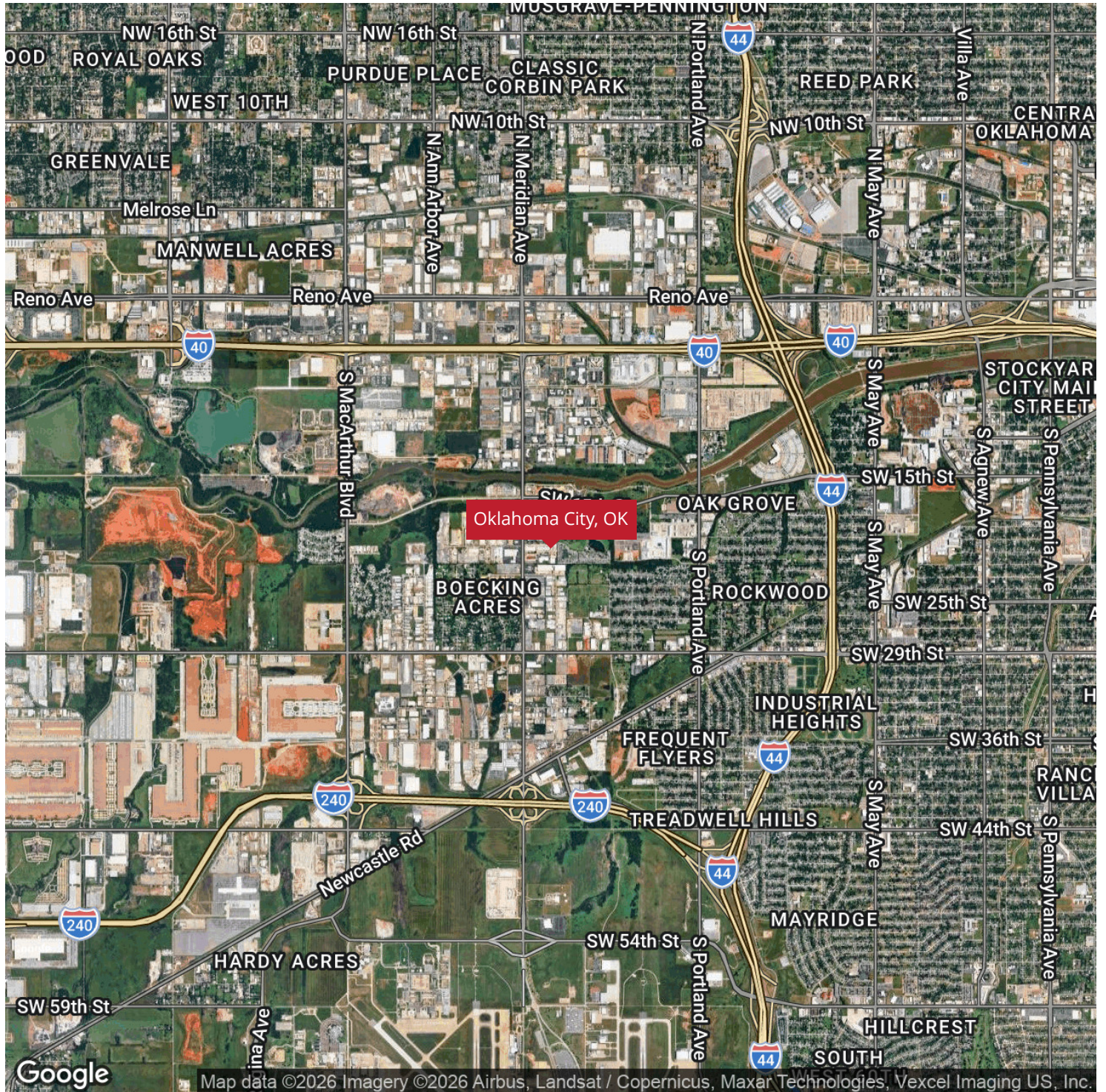
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# AIRPORT INDUSTRIAL FLEX

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## ANDREW HWANG, ESQ

Co-Founder & Partner



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OK #170740

## PROFESSIONAL BACKGROUND

Andrew Hwang is a real estate professional with over sixteen years of experience in commercial real estate investments, brokerage, and development. As the Co-Founder and Managing Partner for Adept Commercial Real Estate, which owns and manages a real estate portfolio consisting of industrial, retail, and office, Andrew oversees all acquisitions, marketing/leasing, and serves as the managing broker. In addition, he is an Of Counsel Real Estate Attorney with Riggs, Abney, Neal, Turpen, Orbison & Lewis.

Andrew is a member of Frontline Church, serves on the school board for Westminster School, enjoys playing golf at Twin Hills Golf & Country Club, and is recreational marathon runner. He is married to his wife, Sophia, and together, they have four young children (AJ, Zeke, Auggie, and Lia).

## EDUCATION

University of Michigan-Ann Arbor - BA Economics  
University of Oklahoma College of Law - Juris Doctor

## MEMBERSHIPS & AFFILIATIONS

Oklahoma Bar Association | Urban Land Institute | Commercial Real Estate Council | Leadership OKC Class XXXVI - Alumni | University of Michigan-OKC Alumni Association - President | University of Michigan-OKC Scholarship Endowment - Trustee | Frontline Church - Finance Council | Westminster School - Trustee



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## ZACH MARTIN

Co-Founder & Partner



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## PROFESSIONAL BACKGROUND

Zach Martin serves as the Co-Founder and Managing Partner for ADEPT Commercial Real Estate specializing in acquisition and development in Oklahoma City. Martin began his commercial real estate career in 2005. After several years as a successful commercial real estate broker, Martin began purchasing and redeveloping mixed-use buildings in both Bricktown and downtown OKC's Film Row District. Martin was recognized as a member of OKC's most successful "Forty Under 40" achievers, he has twice won the CoStar "Transaction of the Year" award, and also twice received awards from the Urban Land Institute in honor of his downtown OKC development projects, all while serving on the Board of Directors for the City Rescue Mission. For the past decade, Martin has primarily focused on the acquisition of industrial buildings throughout the Greater Oklahoma City area.

## CAREER HIGHLIGHTS

\$5,000,000 sale of 1300 N Walker | \$7,000,000 redevelopment of 16 S Penn Complex | \$13,500,000 sale of 4801 Gaillardia Parkway in Oklahoma City | The sale of the 100,000 SF Century Center Mall in Downtown Oklahoma City | \$18,000,000 redevelopment of the historic Mideke Building in Bricktown Oklahoma City | \$80,00,000 Development of West Village Apartments Downtown OKC | \$6,500,000 sale of Lake Park Office Tower in Oklahoma City | \$6,500,000 sale of the historic Oklahoma Hardware building in Bricktown Oklahoma City | \$6,400,000 sale of the historic Kingman building in Bricktown Oklahoma City | \$5,800,000 sale of the Bricktown Oklahoma City Central Buildings located at 120 E Sheridan Avenue in Bricktown | \$1,450,000 sale of an industrial building located at 901 W California in downtown Oklahoma City | \$4,600,000 sale of Riverwalk shopping center in Moore | \$8,000,000 sale of 4700 Gaillardia Parkway in Oklahoma City | \$4,000,000 development - Oklahoma Municipal Assurance Group Building, Edmond | \$4,200,000 sale of 3700 and 3800 Classen Boulevard in Oklahoma City | \$3,750,000 sale of The Expressways office building located at 2525 N.W. Expressway in Oklahoma City | \$3,500,000 sale of the Integris Family Care Building located at 1700 Renaissance Boulevard in Edmond, Oklahoma | \$2,225,000 sale of an office building located at 1401 S. Douglas in Midwest City | \$1,225,000 sale of 417 Dean A. McGee office building in Oklahoma City | \$1,550,000 sale of the Belle Isle Church Building in Oklahoma City | \$2,000,000 sale of the Flag Pole Lot development site in Bricktown | \$1,300,000 sale of an office building at 4233 Charter Avenue in Oklahoma City | \$1,040,000 sale of an industrial building located at 2 NW 6th in downtown Oklahoma City | \$1,730,000 sale of RBA Architects building | Leased over 225,000 square feet of office space at the First National Center to Devon Energy



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