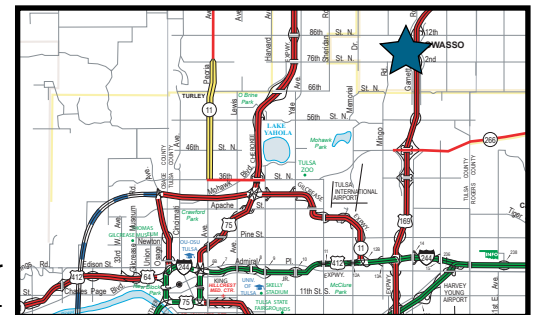


# NEW OWASSO COMMERCIAL DEVELOPMENT FOR LEASE



**314 E 5TH AVE, OWASSO, OK 74055**  
**5TH AVENUE BUSINESS PARK**

- “White Box” Commercial Spaces available from 2,400 sq ft to 14,400 (±) sq ft
- New Office Center spaces from 192-1,664 Sq Ft
- Flexible Industrial Light Zoning (IL) allows most uses
- Climate Controlled (8-ton unit per 2,400 sq ft.)
- Excellent visibility and access to Hwy **169**
- 16’-17’ (±) Clear height
- 14’ x 14’ Overhead door in each space
- Distinctive storefront and building signage
- “White Box” Model space available
- Join quality, growing Tenant mix including Golf Simulation, Outdoor Hunting & Gear, Window Tinting, Orthopedics, Dermatologist, Event Center, Med Spa, Wellness, Chiropractic and Owasso Library



**Area Map**

**City of Owasso retail sales exceeds \$1 Billion.**

*The information contained herein is believed to be accurate but is not guaranteed as to accuracy and may change or be updated without notice.*

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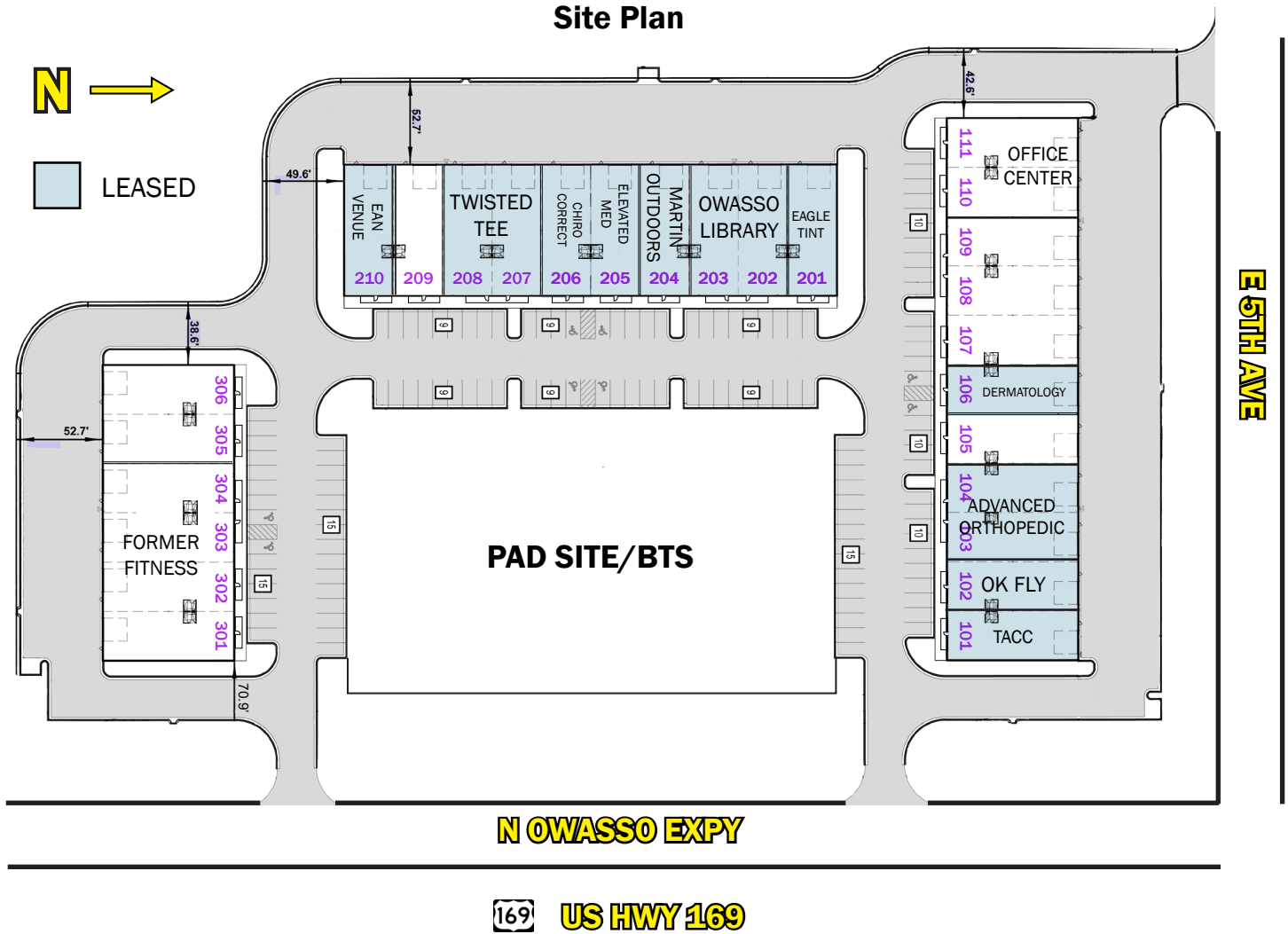
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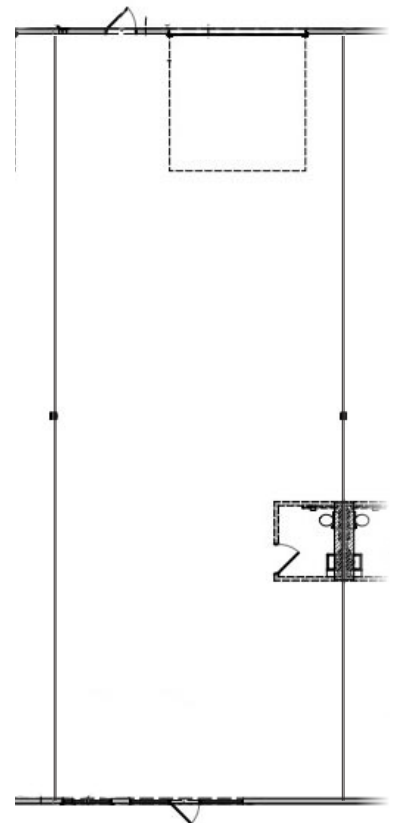
E-mail Garrett@EquitasRealty.com

## Site Plan



### Each Lease Unit includes the following finish conditions:

- Open wood truss exposed ceiling showroom
- ADA compliant single toilet restroom with cabinet/vanity, 9' smooth ceiling with canned lighting
- 8 ton package HVAC RTU ducted to restroom/office and showroom; includes programmable thermostat
- 2 - LED Strip-mounted lights
- 1 - 14' x 14' insulated overhead door in warehouse.
- 1 - 30"x84" aluminum - bronze finish door - retail/store front.
- Exterior lighting with decorative scone
- 200 amps electrical Service; standard duplex electrical outlets provided
- Sprinkler system, Fire Alarm, exit lighting, fire extinguishers and smoke detectors
- 6" Concrete slab flooring





## Aerials





Typical Spaces





## Finish Sample Photos



Exterior Signage



Exterior Signage



Lobby/Reception



Lobby/Reception



Standard Open Showroom



Standard Open Showroom



## Vacancies



**Building A: 2,400-12,000 SF**



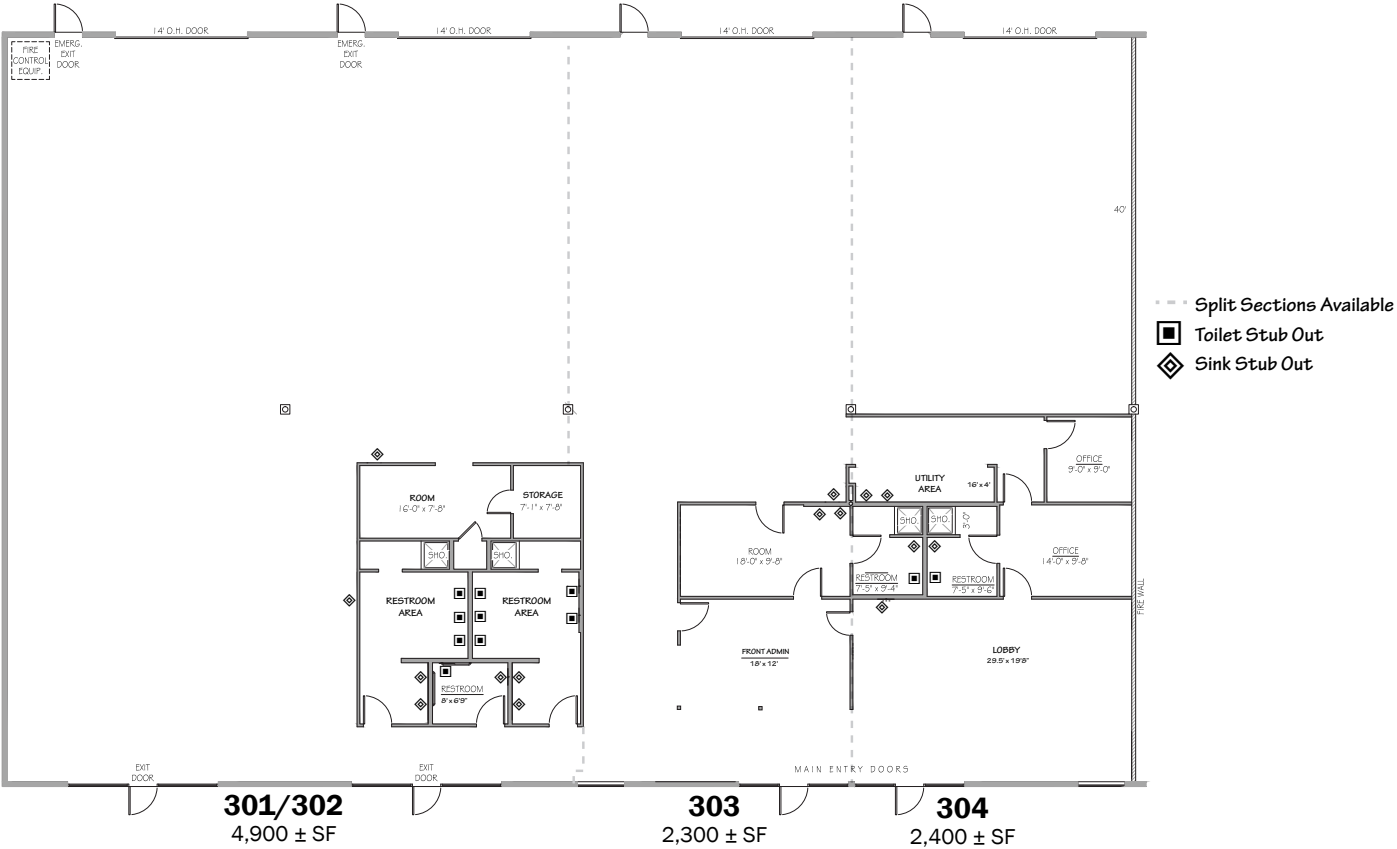
**Building B: 4,800 SF (Lease Pending)**



**Building C: 2,400-14,400 SF**



# **Building C - Suites 301-304** **2,400-14,400 SF**



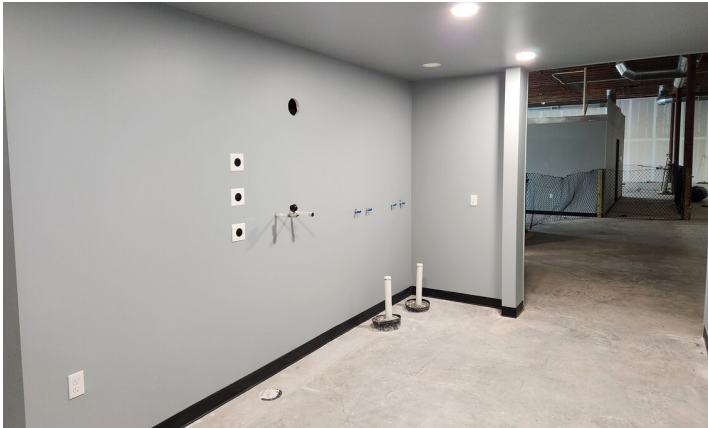
304 section lobby/showroom



301 - 304 view



303 Section Reception



Stubbed in/220 V outlets for W/D connections



**Building A - Suite 105**  
**Model Space - 2,400 SF**



Space Front



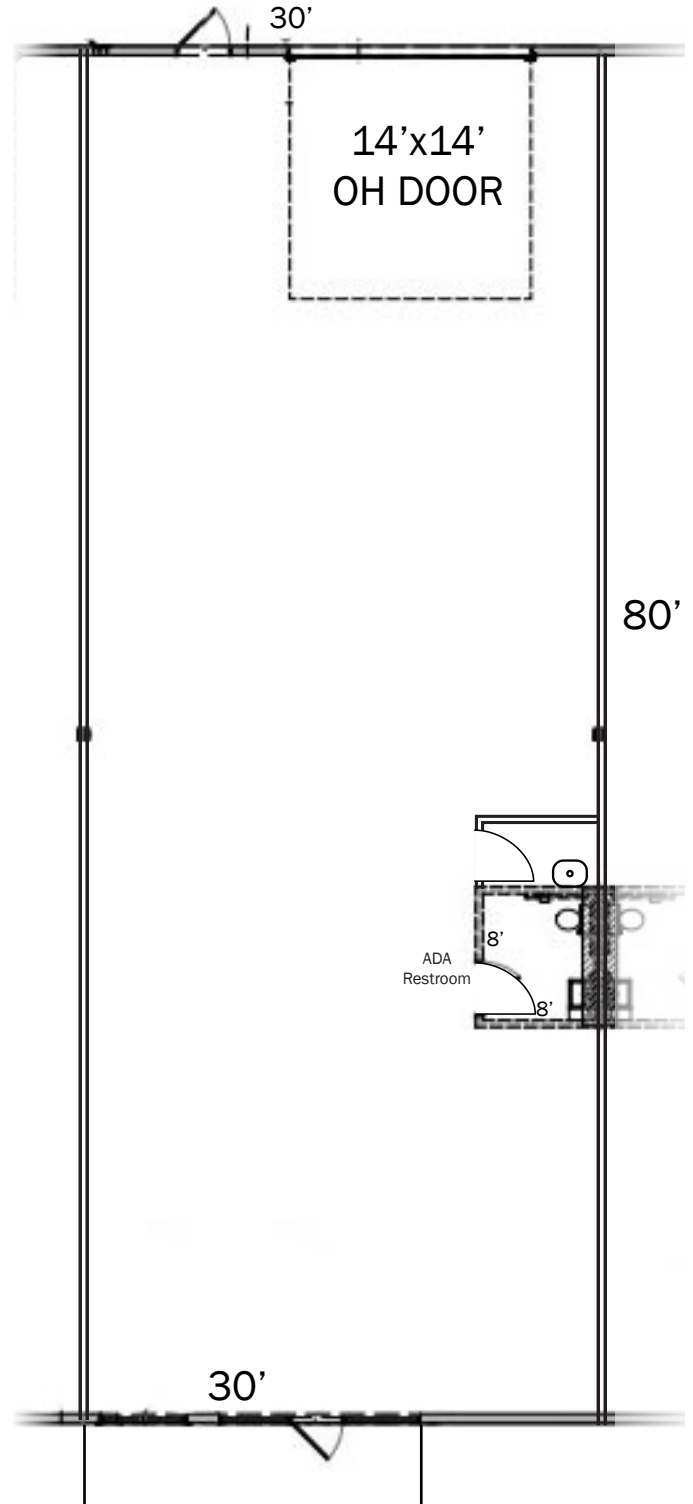
Standard Open Showroom



Standard Open Showroom



ADA Restroom/Mop Sink Room





**5th Avenue Office Center  
Building A - Suite 110-111  
Space Sizes from 219-1,664 SF**



## LEASES INCLUDE:

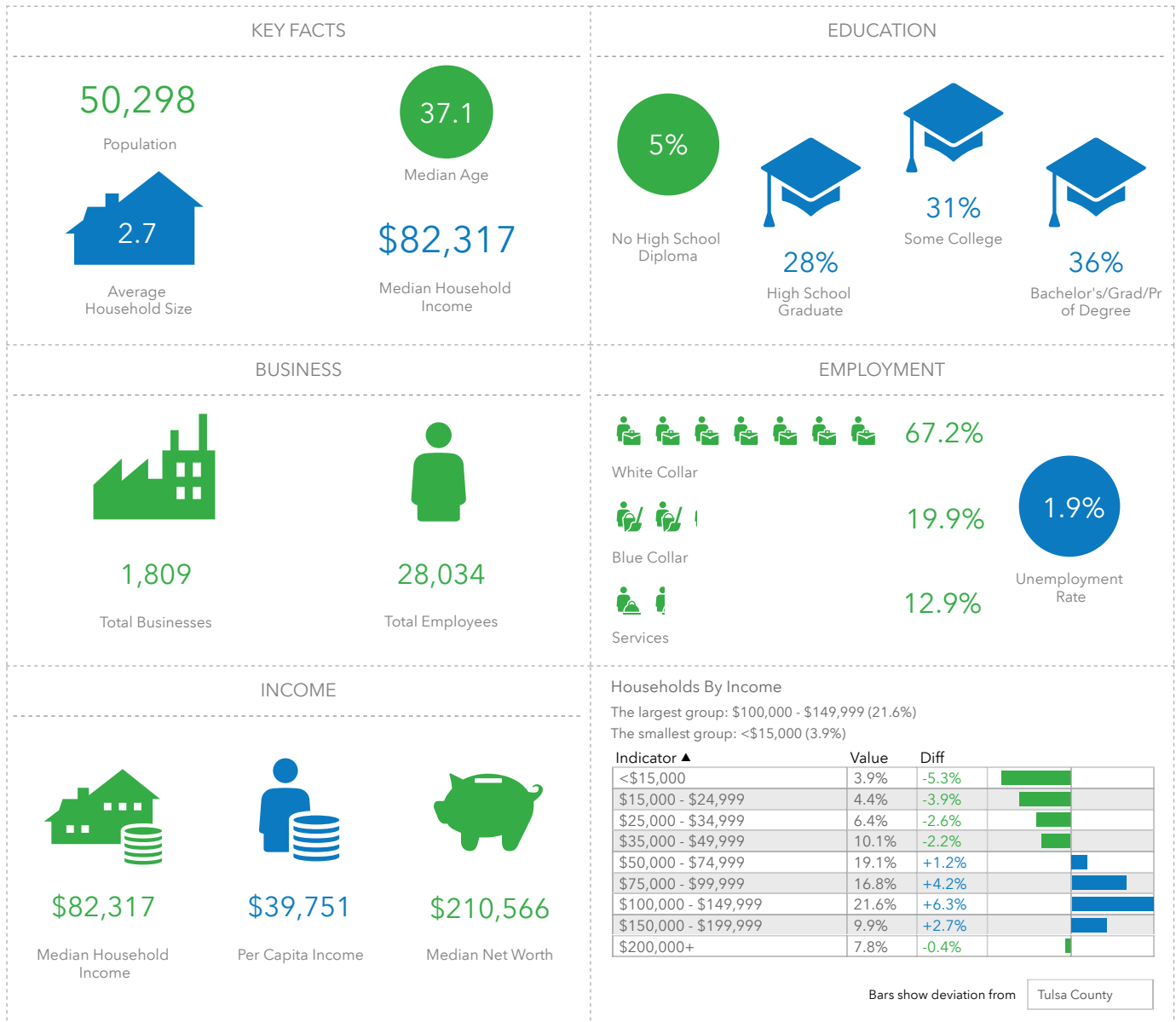
- ALL UTILITIES
- FULLY FURNISHED CONFERENCE ROOM
- ADA RESTROOMS
- COMMON KITCHEN
- INTERNET HOOKUPS
- CODE KEY ACCESS
- LEASE TERM FLEXIBILITY
- ★ *CALL FOR PRICING*



## Demographics

### Key Facts

314 E 5TH ST, Owasso, Oklahoma, 74055  
Ring of 5 miles



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2022, 2027.

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- Recent commercial expansion in Owasso has totaled about \$130 Million
- Recent large commercial developments include:



WarrenClinic



Ascension

