

**FOR LEASE**



**3841, 3843 & 3845 NW 10th St., Oklahoma City, Oklahoma 73107**



Presented By:

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3841, 3843 & 3845 NW 10th St. , Oklahoma City

## PROPERTY OVERVIEW

**Unlimited Potential!** Are you looking to elevate your business operation? Or do you need more storage space? This property is ready for immediate use by experienced businesses looking to expand.

### 3841 NW 10th HIGHLIGHTSs

- **3841: 3,910 SF Available or can be divided (\$5.50/SF OR \$1,792/Month/NNN)**
- Open Climate Controlled Event Space
- Open Flex Space Area
- Fenced yard
- Heated Warehouse
- 11' x 10' Grade Door
- 1,698 SF of Event Space
- 1,875 SF of Warehouse Space

### 3845 NW 10th HIGHLIGHTSs

- **3845: 2,473 SF Available (\$8.00/SF OR \$1,648/Month/NNN)**
- Loading Dock
- 3 Overhead Doors (8', 10' & 12')
- Retail, Office, Showroom & Warehouse space
- 12' Clearance Height
- Great storage space
- Fenced yard

### 3843 NW 10th HIGHLIGHTSs

- **3843 - Apartment**
- **1,296 SF Available for \$980/Month**
- 1 bedroom
- 1 bathroom
- Dedicated Office Nook
- Fireplace
- Built-In Microwave

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**TOTAL SF      9,467 SF on 0.30 Acres MOL**

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**YEAR BUILT    1946**

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### Why Lease Here?

- 30 DAY FREE RENT!!!
- Move-in Ready: Avoid months of costly build-outs and get moved right in.
- Prime Location: Located centrally with easy access for distribution and logistics, ideal for both local and regional operations.
- Support for Growth: High traffic area with large population

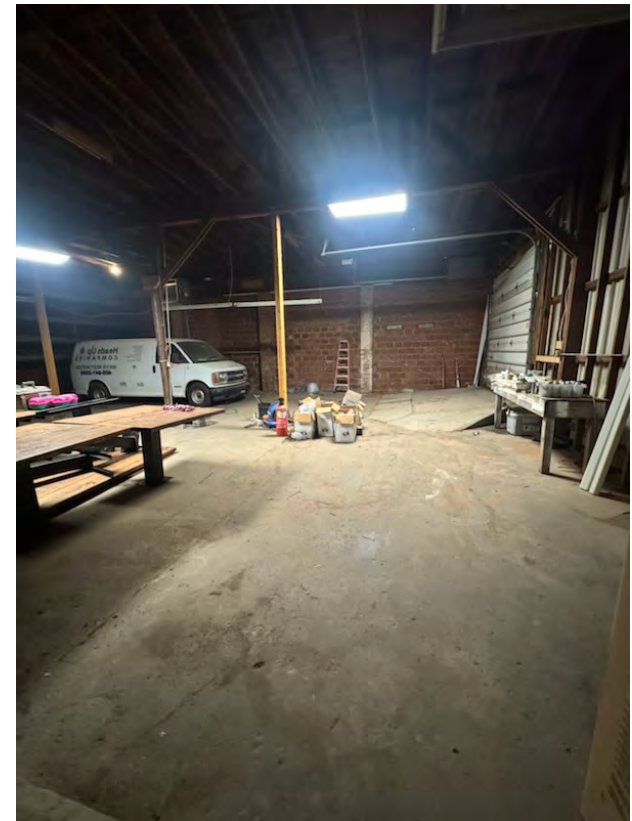
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InterWest Realty Office @ 405-752-2525

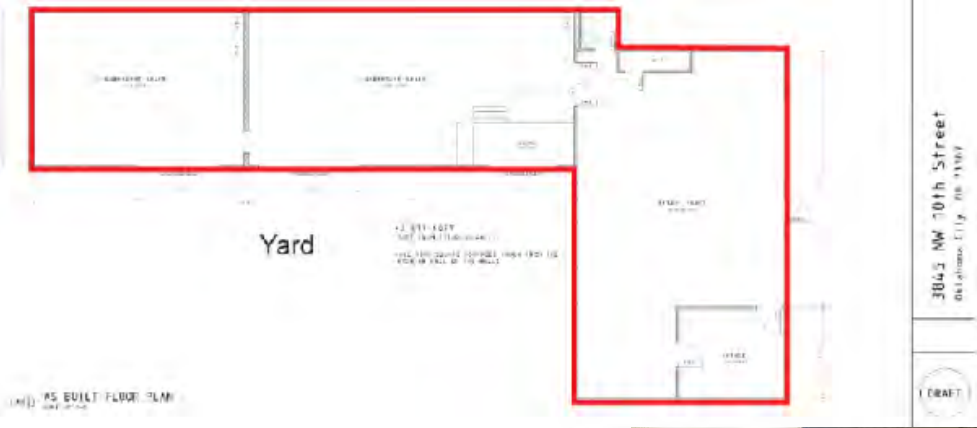
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**OFFERING SUMMARY**

<b>BUILDING SF</b>	3,910 SF
<b>LAND SIZE</b>	0.30 Acres MOL
<b>BASE RENT</b>	\$1,792/Month + 30 DAY FREE RENT
<b>LEASE TYPE</b>	NNN
<b>NNN FEE</b>	\$1.05/SF
<b>TYPICAL TERM</b>	3+ Years
<b>CO-BROKERAGE</b>	3% Primary Term

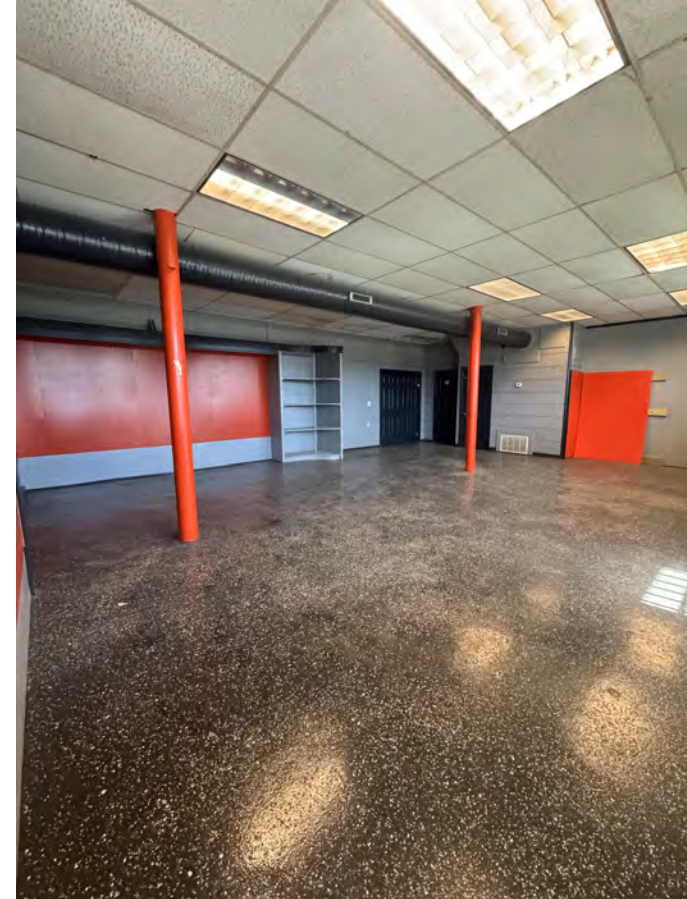


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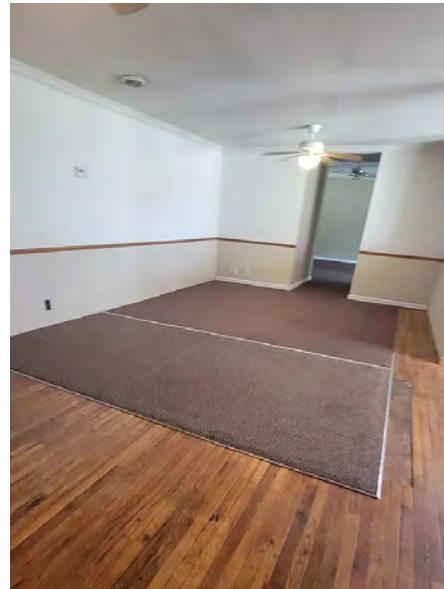
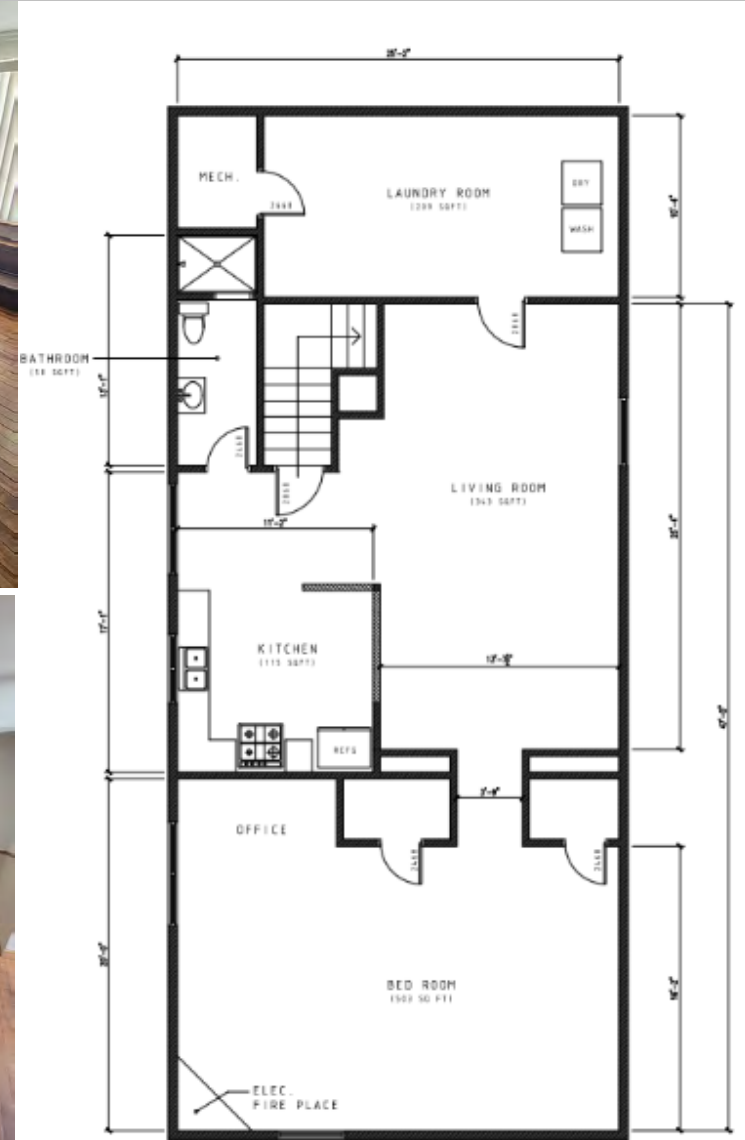
<b>BUILDING SF</b>	<b>2,473 SF</b>
<b>LAND SIZE</b>	<b>0.30 Acres MOL</b>
<b>BASE RENT</b>	<b>\$1,648/Month + 30 DAY FREE RENT</b>
<b>LEASE TYPE</b>	<b>NNN</b>
<b>NNN FEE</b>	<b>\$1.05/SF</b>
<b>TYPICAL TERM</b>	<b>3+ Years</b>
<b>CO-BROKERAGE</b>	<b>3% Primary Term</b>



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**OFFERING SUMMARY**

<b>APARTMENT SF</b>	1,296 SF
<b>LAND SIZE</b>	0.30 Acres MOL
<b>BASE RENT</b>	\$980.00/Month
<b>LEASE TYPE</b>	Basic



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**Location Highlights:**

- Right off N. Portland Ave. and 10th St.
- Easy Access Parking
- Close to OKC Fairgrounds
- Less than 10 minutes from downtown OKC
- Move-In Ready
- 30 DAY FREE RENT!!



Contact: Shyon Keoppel @ 405-229-1475  
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 Please text for best response!

Population	1 Mile: 10,392	3 Miles: 87,983	5 Miles: 229,519
Average Household Income	1 Mile: \$52,234	3 Miles: \$58,403	5 Miles: \$67,639
Total Households	1 Mile: 4,241	3 Miles: 35,427	5 Miles: 93,198

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