

# Office Space & Build-to-Suit

1309 S Holly Avenue Yukon, OK 73099

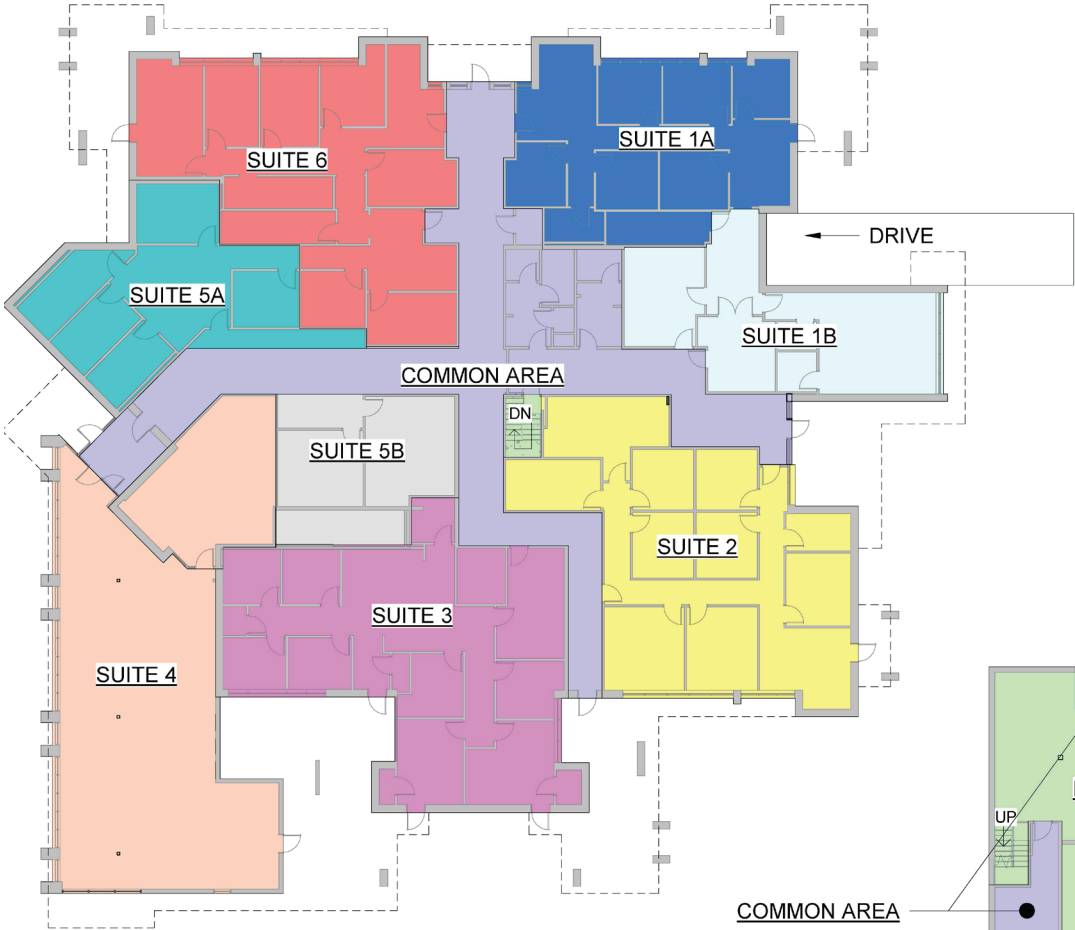


Office Space Lease Price - \$21.00/RSF FSG

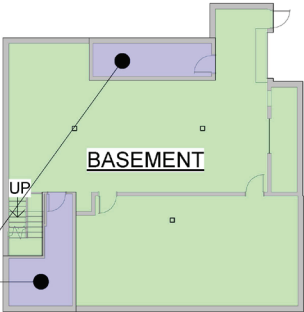
## Property Highlights

- + Located near Vandament Avenue in a mature area of Yukon
- + Building Size
  - ±19,346 SF
- + Available Space
  - Suite #1B - ±1,373 RSF
  - Suite #4 - ±3,503 RSF
  - Suite #5 - ±1,567 RSF
- + Build-to-Suit for Lease
  - ±5,000 RSF
  - Rental Rate to be determined
- + Zoned C-3 - Restricted Commercial District
- + 1 Story
- + 5.71/1,000 SF parking ratio
- + Great for medical tenant

# Floor Plan



Section	RSF	Status
Basement	2,532	Leased
Suite 1A	1,773	Leased
Suite 1B	1,373	Available
Suite 2	2,549	Leased
Suite 3	2,670	Leased
Suite 4	3,503	Available
Suite 5A	1,567	Available
Suite 5B	982	Leased
Suite 6	2,398	Leased



**1** 1ST FLOOR AREA PLAN  
SCALE: 3/64" = 1'-0"

**2** BASEMENT AREA PLAN  
SCALE: 3/64" = 1'-0"





# Site Plan

5K

Square Foot Building

Build-to-Suit For Lease

C-3

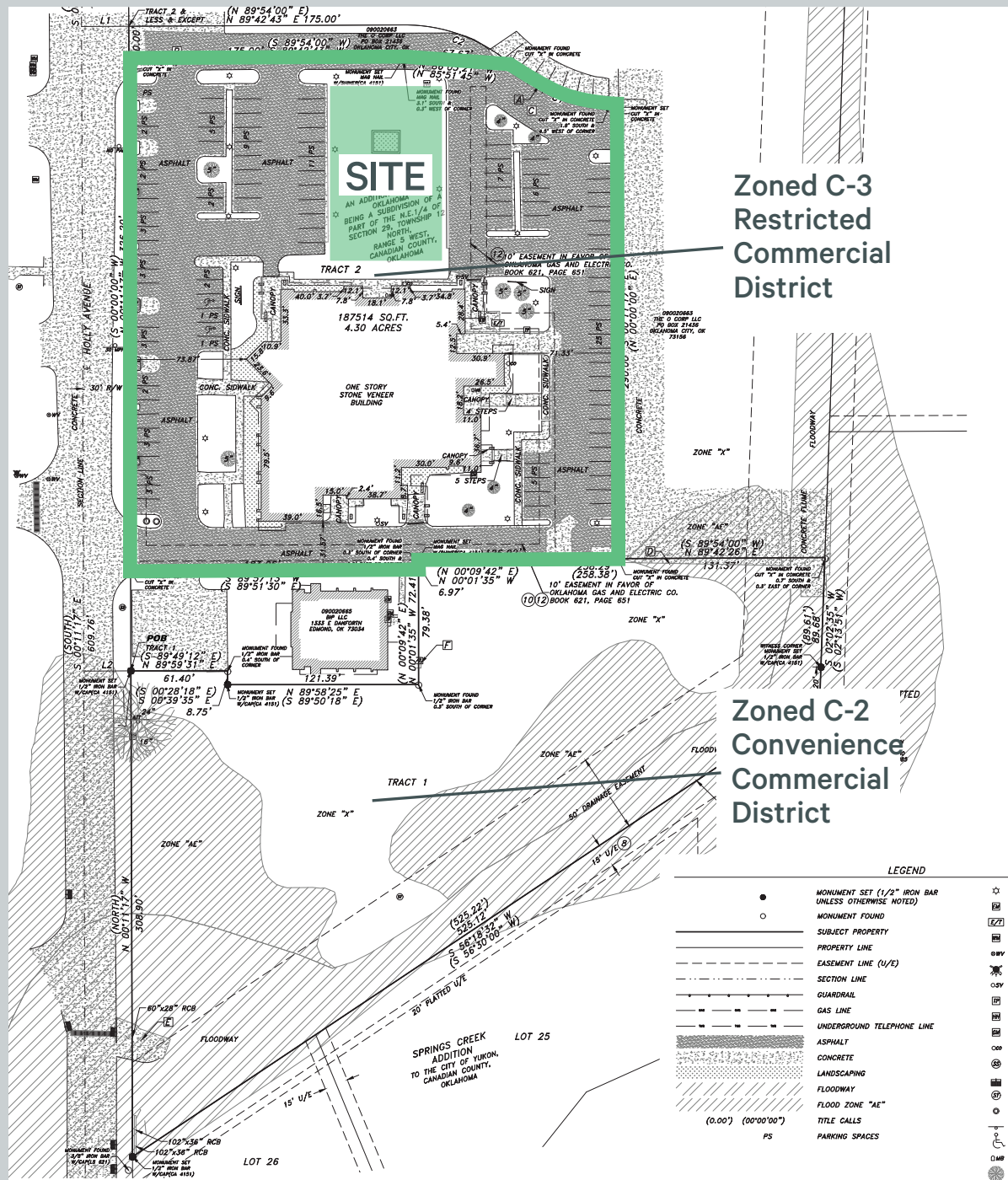
Zoning

+ ±5,000 RSF Available

+ Rent to be determined

+ Excellent for medical tenant

+ Above standard parking available



Zoned C-3  
Restricted  
Commercial  
District

Zoned C-2  
Convenience  
Commercial  
District





## Contact Us

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