

# Office Space & Build-to-Suit

1309 S Holly Avenue Yukon, OK 73099

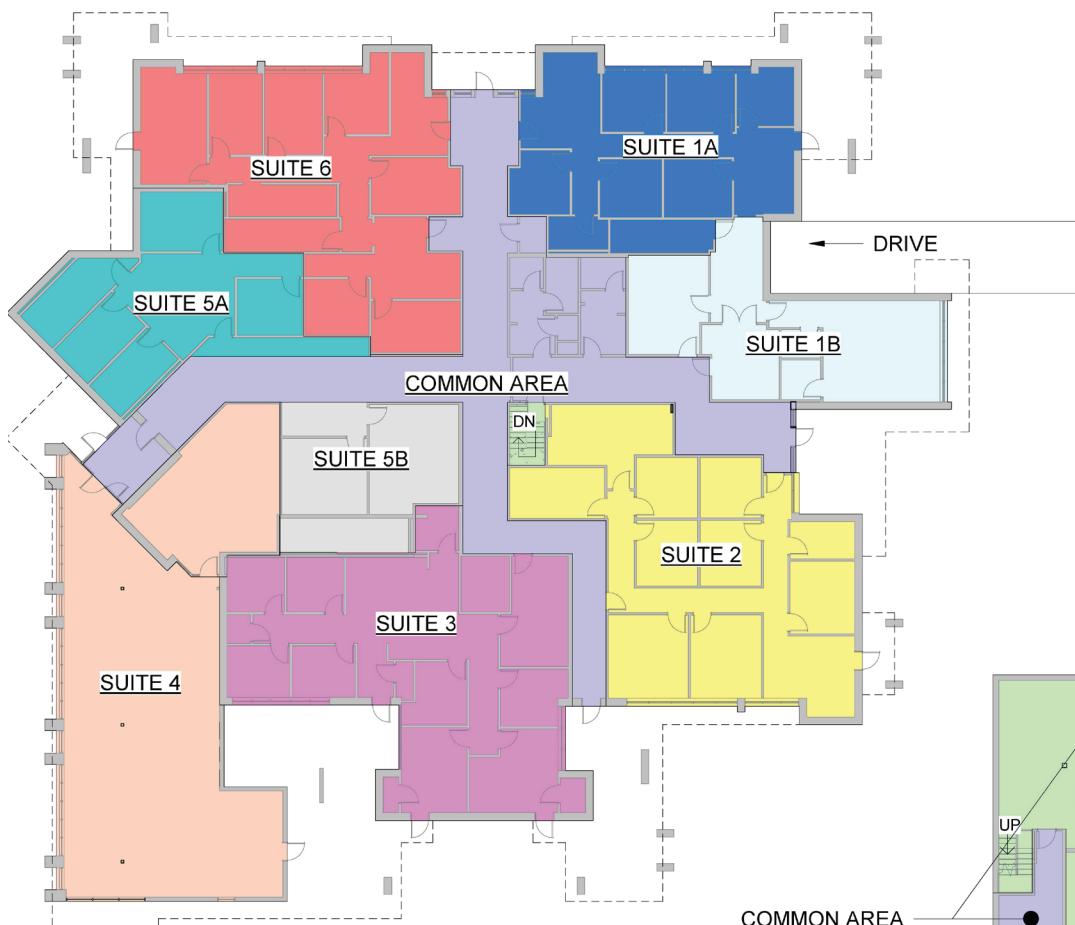


Office Space Lease Price - \$21.00/RSF FSG

## 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



**1** 1ST FLOOR AREA PLAN

SCALE: 3/64" = 1'-0"

**2** BASEMENT AREA F

SCALE: 3/64" = 1'-0"



# Site Plan

## Build-to-Suit For Lease

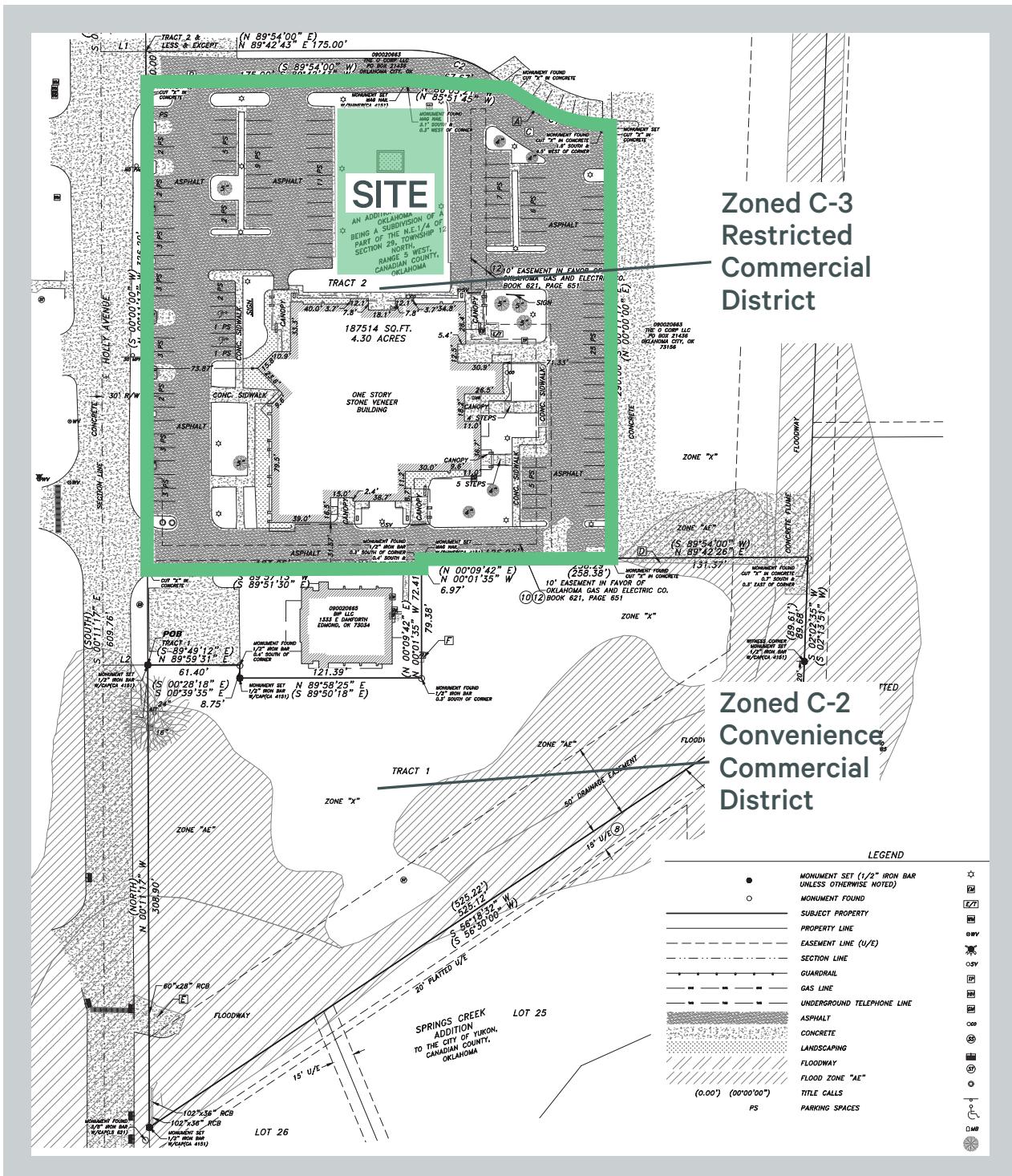
### 5K

#### Square Foot Building

### C-3

#### Zoning

- + ±5,000 RSF Available
- + Rent to be determined
- + Excellent for medical tenant
- + Above standard parking available





## Contact Us

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