

FOR LEASE

# CARLSON BUSINESS PARK - FLEX SPACES

2410-2440 N. WILBURN, BETHANY, OK 73008



# BANTA

Property Group

## **BANTA PROPERTY GROUP, LLC**

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## OFFERING SUMMARY

|                |                                |
|----------------|--------------------------------|
| Lease Rate:    | \$12.00 - 14.50 SF/yr<br>(NNN) |
| Building Size: | 18,000 SF                      |
| Available SF:  | 1,500 - 6,000 SF               |
| Lot Size:      |                                |
| Year Built:    | 2022                           |
| Zoning:        | Light Industrial               |

## PROPERTY OVERVIEW

Now available for immediate occupancy!

Prime flex space located just west of Rockwell Ave on NW 23rd Street in Bethany, OK.

Property Highlights:

- Suites available: 1,500 SF - 4,500 SF
- 20' ceilings
- Ideal for medical, office, or office/warehouse uses
- Flexible layouts to suit your business needs
- Convenient west metro location with easy access to major thoroughfares

Don't miss out on this versatile and functional space perfect for a variety of professional uses. Contact Anna Fresonke at (405) 535-8156 for more information or to schedule a tour!

## PROPERTY HIGHLIGHTS

- Ready for immediate occupancy
- Sizes from 1,500 s.f. to 4,500 s.f.
- 20' ceilings

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LEASE INFORMATION

|              |                  |             |                         |
|--------------|------------------|-------------|-------------------------|
| Lease Type:  | NNN              | Lease Term: | Negotiable              |
| Total Space: | 1,500 - 6,000 SF | Lease Rate: | \$12.00 - \$14.50 SF/yr |

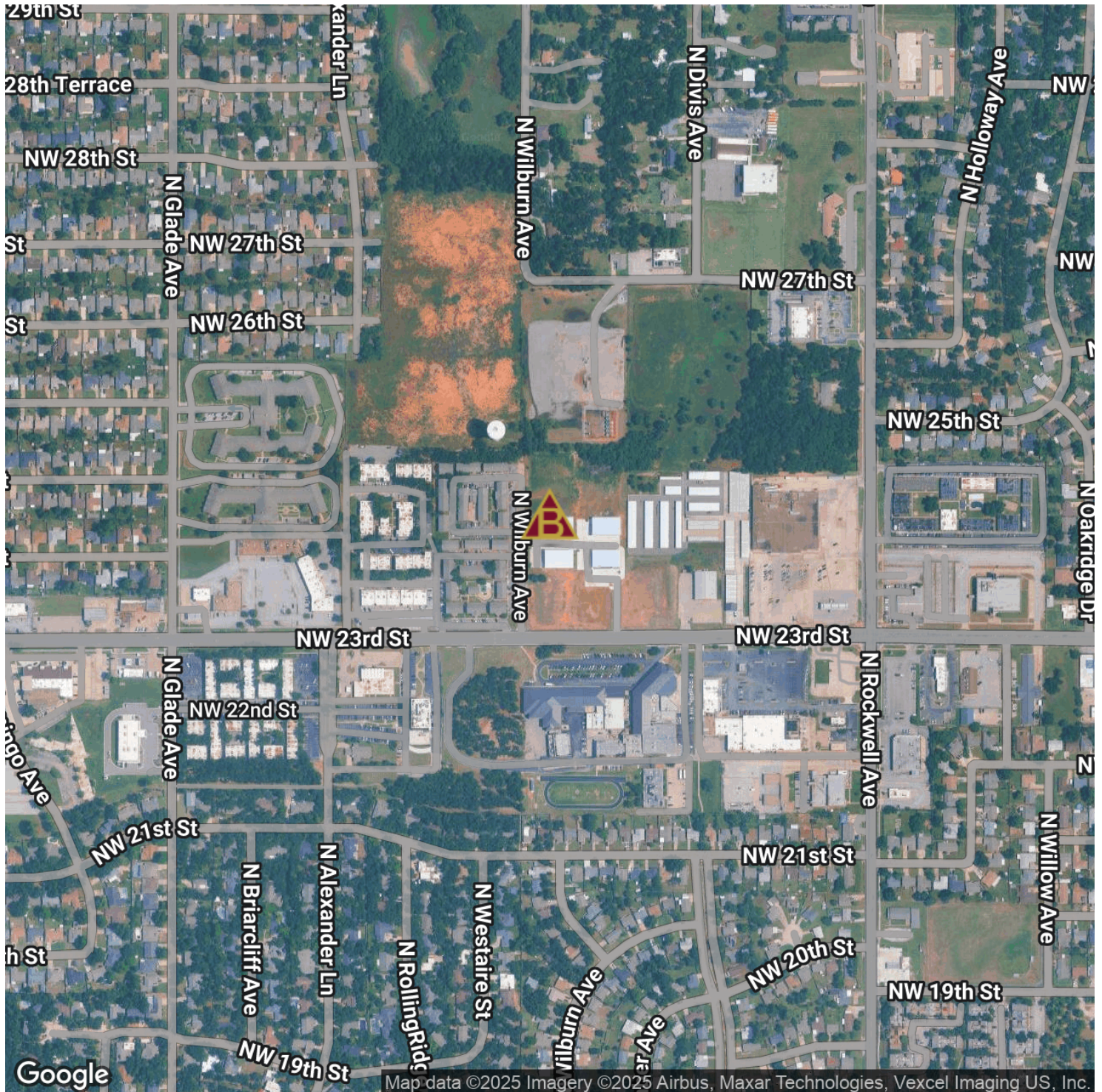
AVAILABLE SPACES

| SUITE           | TENANT    | SIZE (SF)        | LEASE TYPE | LEASE RATE              | DESCRIPTION |
|-----------------|-----------|------------------|------------|-------------------------|-------------|
| 2410 N. Wilburn | Available | 1,500 - 6,000 SF | NNN        | \$12.50 - \$14.50 SF/yr | -           |
| 2430 N. Wilburn | -         | 1,500 - 6,000 SF | NNN        | \$12.00 SF/yr           | -           |
| 2440 N. Wilburn | Available | 1,500 - 3,000 SF | NNN        | \$12.00 - \$13.00 SF/yr | -           |



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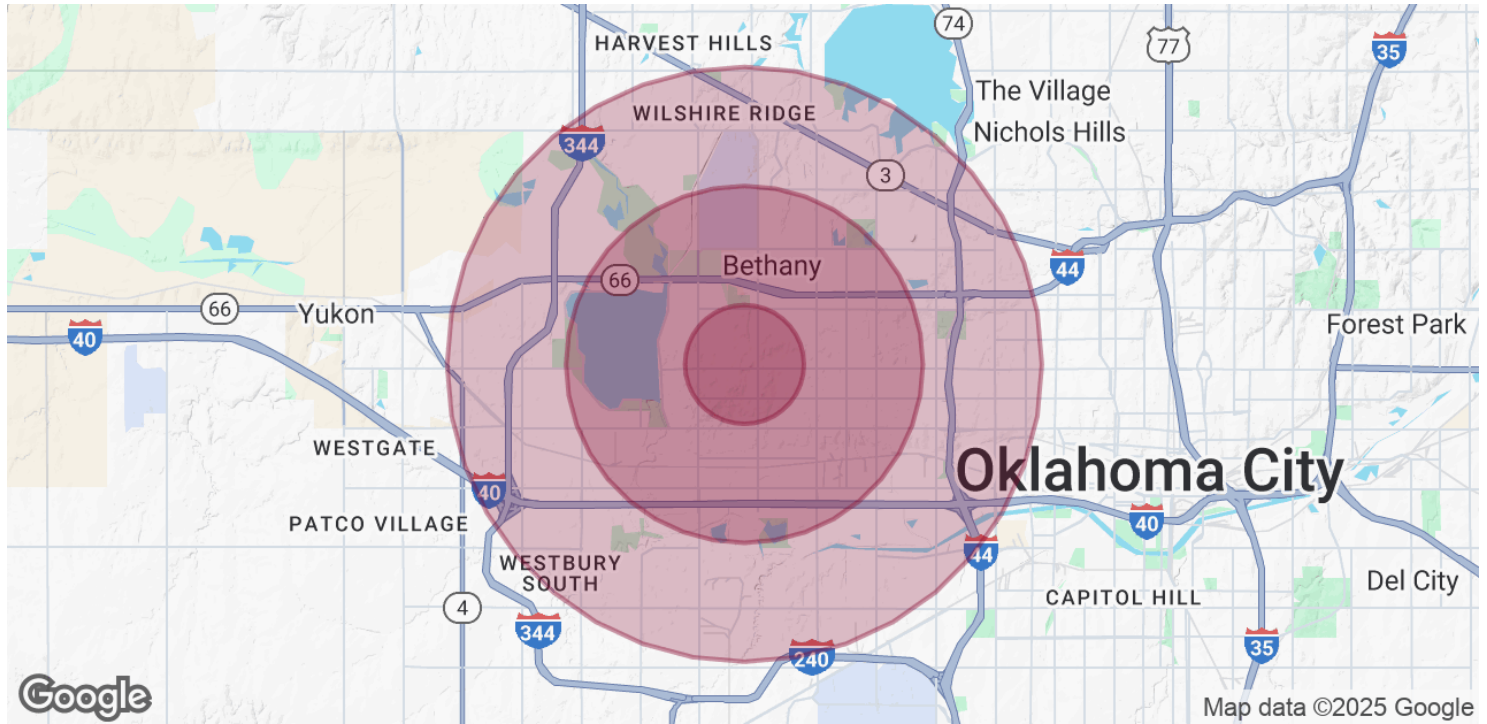
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## CARLSON BUSINESS PARK - FLEX SPACES

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| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 11,445    | 68,633    | 156,391   |
| Average age          | 37.8      | 35.1      | 35.1      |
| Average age (Male)   | 38.0      | 35.0      | 34.8      |
| Average age (Female) | 38.1      | 36.8      | 36.3      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total households     | 4,444     | 26,443    | 62,959    |
| # of persons per HH  | 2.6       | 2.6       | 2.5       |
| Average HH income    | \$52,598  | \$50,186  | \$52,471  |
| Average house value  | \$158,780 | \$120,271 | \$121,594 |

\* Demographic data derived from 2020 ACS - US Census

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