

**FOR LEASE**



**3841 NW 10th St., Oklahoma City, Oklahoma 73107**



Presented By:

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Sales Associate

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**3841 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 SUITE 100**

#### **HIGHLIGHTS**

- **Suite 100: 2,035 SF (\$7.00/SF OR \$1,187.08/Month+NNN)**
- Open Climate Controlled Event Space
- Open Flex Space Area
- High exposure location
- Strong neighborhood presence
- Strong traffic flow
- Easy Access from major OKC corridors
- Ideal for Parties, Workshops, Meetings & More

### **3841 NW 10th SUITE 101**

#### **HIGHLIGHTS**

- **Suite 101: 1,875 SF \$5.00/SF OR \$781.25/Month+NNN)**
- Heated Warehouse
- 11' x 10' Grade Door
- 1,875 SF of Warehouse Space
- Easy Highway Access
- Central OKC Location
- Ideal for storage, distribution, light industrial service operations.

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

**YEAR BUILT    1946**

**ZONED            C-4**

#### **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

Contact via text or email: Shyon Keoppel @ 405-229-1475 | shyon@skventuregroup.com

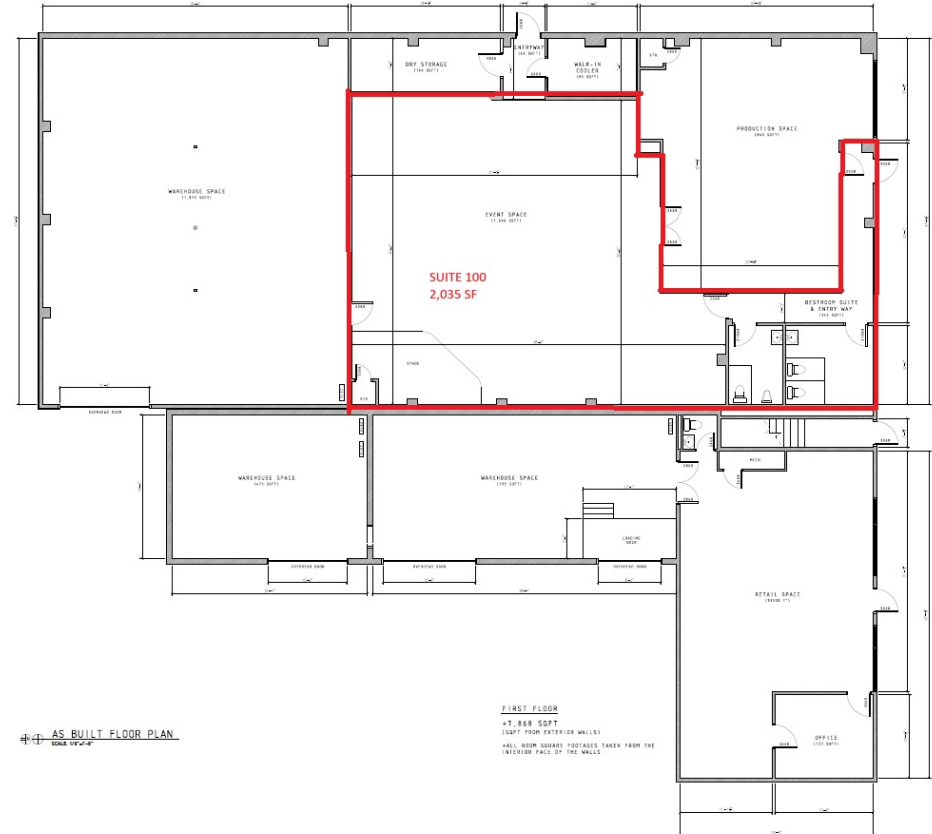
**FOR LEASE**



3841 NW 10th St., Oklahoma City OK

## SUITE 100 OFFERING SUMMARY + 30 DAY FREE RENT

<b>BUILDING SF</b>	2,035 SF MOL
<b>LAND SIZE</b>	0.30 Acres MOL
<b>BASE RENT</b>	\$1,187.08/Month
<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



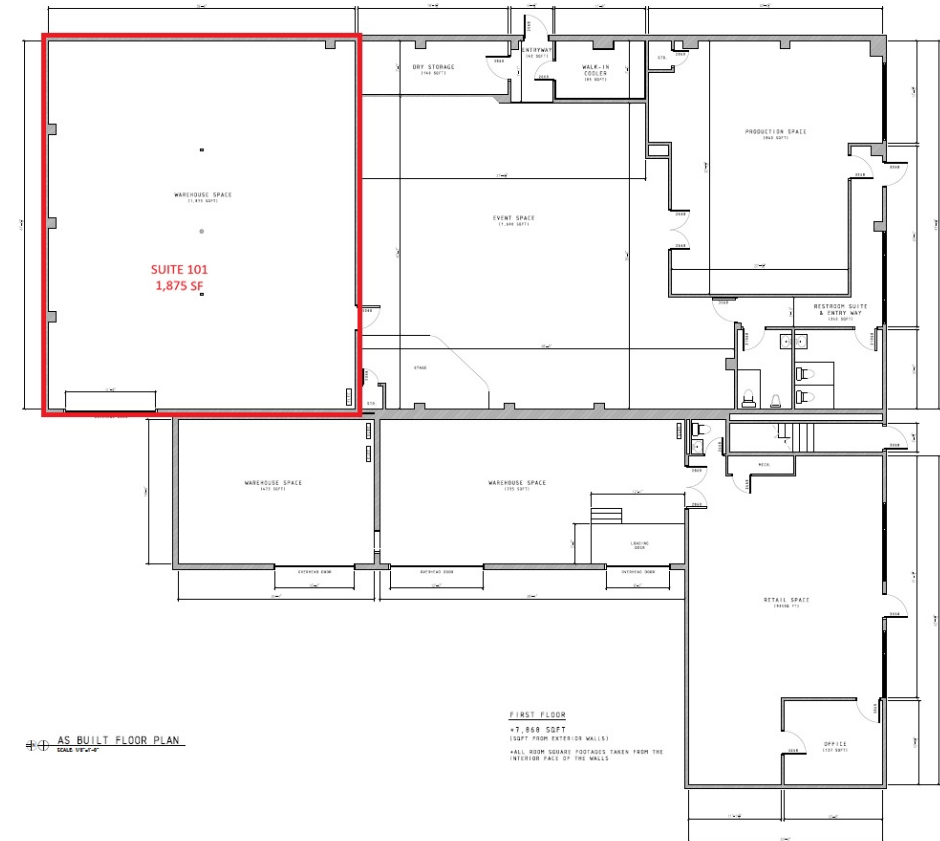
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3841 NW 10th St., Oklahoma City OK

### SUITE 101 OFFERING SUMMARY + 30 DAY FREE RENT

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<b>LAND SIZE</b>	<b>0.30 Acres MOL</b>
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<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>



# FOR LEASE



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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!!



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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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# OTHER PROPERTIES AVAILABLE

## FOR LEASE

- 2010-2021 Exchange Ave, Oklahoma City, OK  
-2,929 - 8,406 SF @ \$4.75-\$6.00/SF plus NNN
- 36 NE 36th St, Oklahoma City, OK  
-21,531 SF @ \$5.25/SF plus NNN
- 3841 NW 10th, Oklahoma City, OK  
-1,875 - 2,035 SF @ \$5.00-\$7.00/SF plus NNN
- 401 NW 10th, Oklahoma City, OK  
-1,489-8,247 SF @ \$10.77-\$19.50/SF plus NNN
- 1012-1016 N Walker, Oklahoma City, OK  
-3,680 SF @ \$5,500/Month plus NNN
- 1704 NW 6th, Oklahoma City, OK  
-3,500 - 10,098 SF @ \$5.50-\$6.75/SF plus NNN
- 2412 SW 14th, Oklahoma City, OK  
-12,223 SF @ \$6/SF plus NNN
- 8301 N Glade Ave. Oklahoma City, OK  
-4,631 SF @ \$12/SF plus NNN
- 1236 NW 4th Oklahoma City OK  
-28,700 SF @ \$3.95/SF plus NNN

## FOR SALE

- 3841-3845 NW 10th, Oklahoma City, OK  
- \$540,000
- 8301 N Glade Ave, Oklahoma City, OK  
- \$622,703

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