5,000 SF COMMERCIAL SPACE FOR LEASE



Solas REAL ESTATE

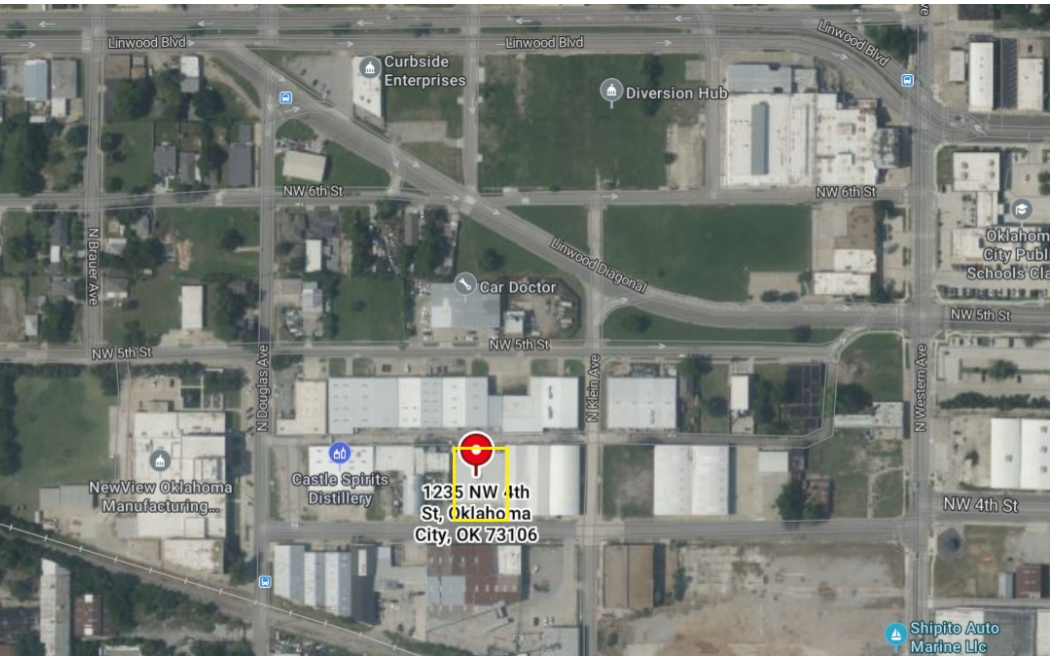
1235 NW 4th St. SUITE 100, Oklahoma City OK 73106

Presented by: Shyon Keoppel Text: 405-229-1475 Email: shyon@coastmanagementcre.com

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FOR LEASE

1235 NW 4th St. Suite 100 Oklahoma City





OFFERING SUMMARY

SUITE 100 SIZE	5,000 SF
BUILDING SIZE	10,000 SF
BASE RENT	$7.00/SF - $2,916.67/MONTH
NNN	$.60/SF - $248.96/MONTH
TOTAL RENT	$7.60/SF - $3,165.63/MONTH
TERM	3 YEARS / 36 MONTHS

PROPERTY OVERVIEW

- **5,000 SF Available**
- (2) ADA Compliant Restrooms
- Great Storage Warehouse
- Clear Height 13' up to 16' at ridge
- Located on .84 Acres
- Heavy Power: 1200 Amp/240 Volt 3 Phase & 800 Amp/480 Volt 3 Phase
- Renovated in 2021
- Zoned I-2
- 14' Overhead Ground Level Door
- Gated yard
- Gated alley
- Previously temperature-controlled; HVAC units on-site, ready to reconnect
- Bonus Second Story Office Space (2 offices)

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Sales Associate
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OTHER PROPERTIES AVAILABLE

FOR LEASE

2001-2021 Exchange Ave, Oklahoma City, OK
-2,929 - 8,406 SF @ $4.75-$7.00/SF plus NNN
1704 NW 6th, Oklahoma City, OK
- 10,098 SF @ $3.95 /SF plus NNN
2412 SW 14th, Oklahoma City, OK
-5,083 – 7,140 SF @ $6/SF plus NNN
1236 NW 4th Oklahoma City OK
-28,700 SF @ $3.95/SF plus NNN
1139 NW 4th St, Oklahoma City OK
-Land/Yard for Lease $1,200/month, plus NNN
1210 NW 4th St. Oklahoma City OK
-7,480 SF @ $5.50/SF plus NNN
1235 NW 4th St. Oklahoma City OK
-SF @ $7/SF plus NNN
1244 NW 4th St. SUITE 200 Oklahoma City OK
-3,000 SF @ $2.50/SF plus NNN

FOR SALE

3841-3845 NW 10th, Oklahoma City, OK
$540,000

8301 Glade Ave, Oklahoma City, OK
$622,703

508 NW 8th Oklahoma City, OK
Lot For Sale in Midtown
$348,000

502 NW 8th Oklahoma City, OK
Lot For Sale in Midtown
$348,000

Contact: Shyon Keoppel
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Please text for best response!

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