

COMMERCIAL OFFICE SPACE FOR LEASE



1244 NW 4th St, SUITE 200, Oklahoma City, Oklahoma 73108



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



1244 NW 4th St, SUITE 200 Oklahoma City

PROPERTY OVERVIEW

Unlock the Potential!

Are you looking to elevate your business operation? This office space could be just what you need!

Property Highlights:

- 3,000 SF MOL of office space
- Renovated in 2020
- 6 Offices
- Restroom
- Breakroom
- Conference Room
- Open Office Area
- Private Access Available

Why Lease Here?

- 30 DAYS FREE RENT!
- Move-in Ready
- Prime Location
- Optimal Space

Reach out to schedule a tour and see first hand how this space can transform your business.

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FOR LEASE

OFFERING SUMMARY

FIRST 30 DAYS FREE RENT!

UNIT SF	3,000 SF
LAND SIZE	1.15 Acres MOL
BASE RENT	\$2.50/ SF or \$625.00/MONTH
LEASE TYPE	NNN
NNN FEE	\$.74 / SF / YR
TYPICAL TERM	3+ Years
CO-BROKERAGE	3% Primary Term



FOR LEASE



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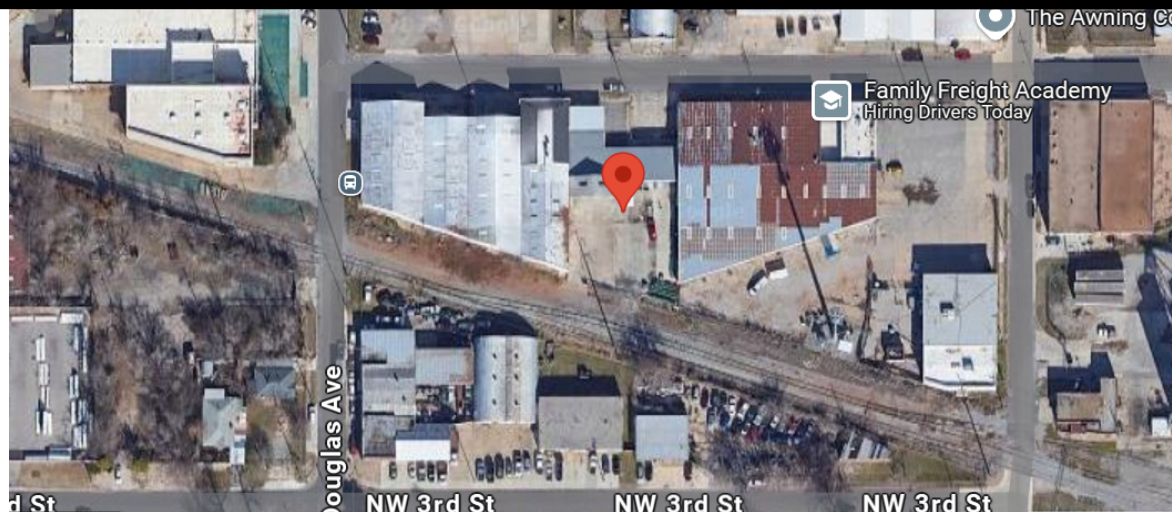
Family Freight Academy
Hiring Drivers Today

Highlights:

- Great location!
- 300' Frontage on NW 4th St.
- Close Proximity to Downtown OKC
- Offering 30 Days FREE RENT!
- Move-In Ready
- New Restaurants in the area
- Interstate Access
- Located in Rapidly Growing Linwood District

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Presented By:

Shyon Keoppel

Sales Associate

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Solas REAL ESTATE 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
-3,500 – 13,598 SF @ \$5.50-\$6.75 /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 @ \$/SF plus NNN
1235 NW 4th St. Oklahoma City OK
-SF @ \$/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!

