



N NEWMARK GRUBB
LEVY STRANGE BEFFORT

First Capitol Sqaure | FOR LEASE

1726 S Division St, Guthrie, OK

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PROPERTY DETAILS

Available SF	
Suite 108	1,400 SF
Suite 102	1,400 SF
Suite 105	4,000 SF
Suite 106	5,600 SF
Suite 105 & 106 contiguous	9,600 SF
Lease Rate	\$12 psf
Lease Type	\$3.50 NNN
Building Size	20,560 SF

PROPERTY HIGHLIGHTS

- Newer construction strip center for lease, shadow anchored by Walmart
- The property sits adjacent to Walmart off of Division Street in Guthrie's prime retail corridor
- 11,537 people with average HH incomes over \$56,000 within a 3 mile radius
- Small shop space available

SURROUNDING NEIGHBORS

