



1244 N.W. 4th Street

Oklahoma City, Oklahoma 73108

PROPERTY HIGHLIGHTS

- Fenced Concrete Yard
- (3) Grade Level Doors & (1) Dock High Door
- 20,109 SF MOL Warehouse Space
- New LED Lights
- Dry Storage Warehouse
- Heavy Power
- 4,385 SF MOL Office Space
- 6 Private Offices
- (2) Restrooms
- Break Room
- (2) Conference Rooms

TOTAL SF	29,586 SF
TOTAL ACRES	1.15 Acres
YEAR BUILT / RENOVATED	1940/Renovated 2019/2020
ZONED	I-2

SUITES AVAILABLE

- Suite 100 - 6,385 SF Office/Warehouse
- Suite 101 - 3,000 SF Office

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Amir Shams
+1 405 313 0333
amir@naisullivangroup.com

4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116
www.naisullivangroup.com

Zac McQueen
+1 405 476 9199
zac@naisullivangroup.com

+1 405 840 0600 OFFICE
+1 405 840 0610 FAX



- **6,385 Total SF MOL**
- 5,000 SF MOL Warehouse / 1,385 SF MOL Office
- One Grade Level Door
- One Restroom
- Open Climate Controlled Office Space
- Fenced Yard Available
- Additional Office Space Available (Approx. 3,000 SF)
- **Lease Price: \$3,129.50/Month NNN (\$6.00/SF/YR)**
- **NNN Charges: \$0.57/SF/YR**



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Amir Shams
+1 405 313 0333
amir@naisullivangroup.com

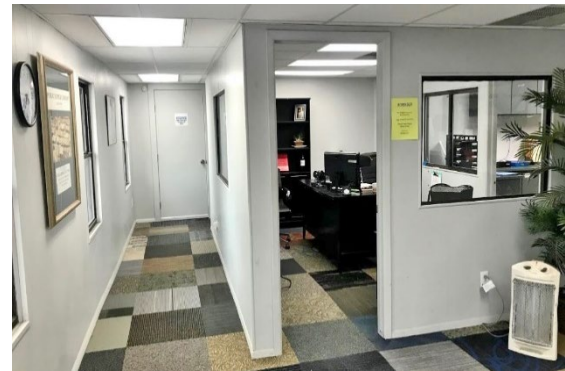
4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116
www.naisullivangroup.com

Zac McQueen
+1 405 476 9199
zac@naisullivangroup.com

+1 405 840 0600 OFFICE
+1 405 840 0610 FAX



- 3,000 SF MOL
- 6 Offices
- Restroom
- Break Room
- Conference Room/Open Office Area
- Private Access Available
- **Lease Price: \$2,000/Month NNN (\$8.00/SF/YR)**
- **NNN Charges: \$0.57/SF/YR**



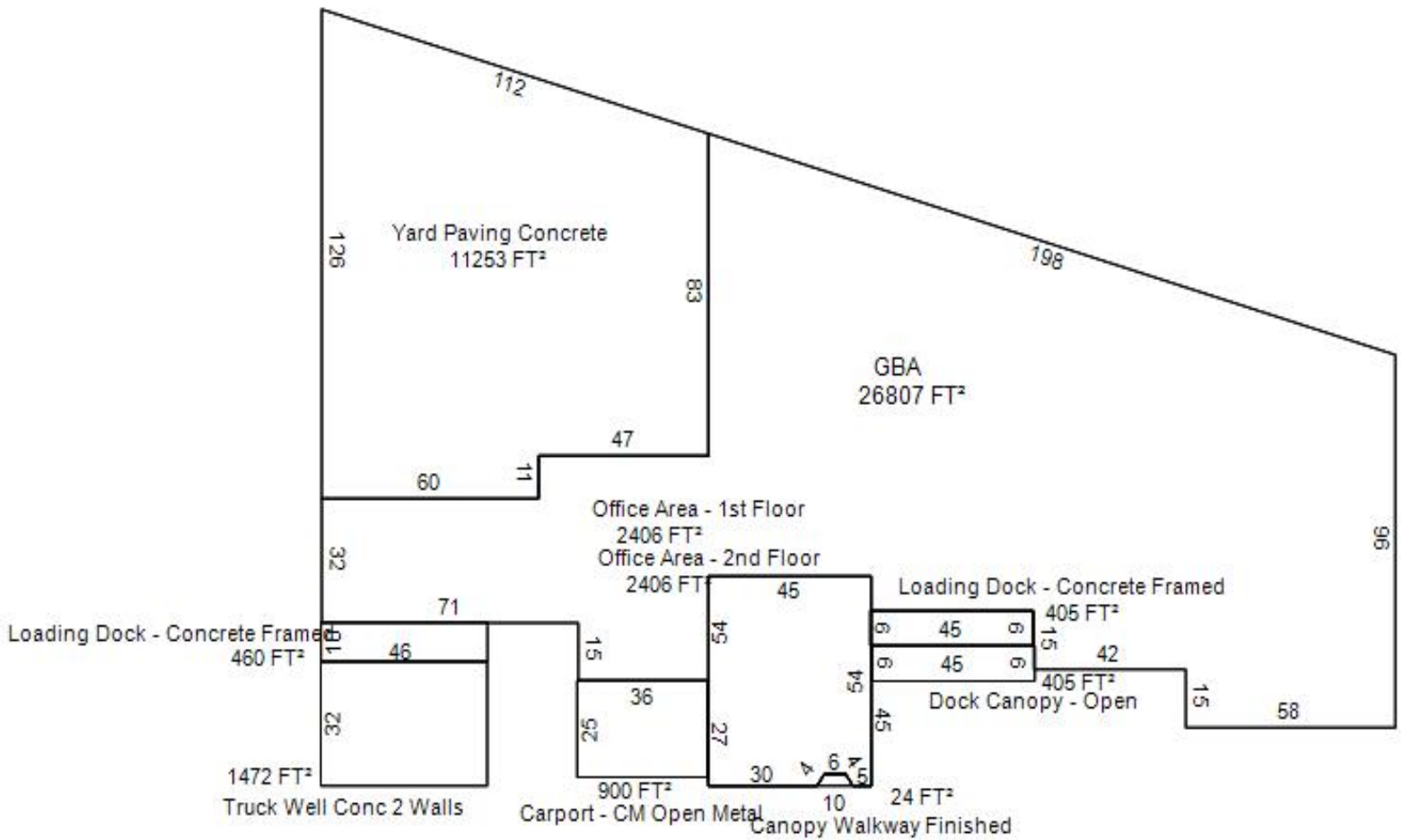
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Amir Shams
+1 405 313 0333
amir@naisullivangroup.com

4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116
www.naisullivangroup.com

Zac McQueen
+1 405 476 9199
zac@naisullivangroup.com

+1 405 840 0600 OFFICE
+1 405 840 0610 FAX



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Amir Shams
+1 405 313 0333
amir@naisullivangroup.com

Zac McQueen
+1 405 476 9199
zac@naisullivangroup.com

4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116
www.naisullivangroup.com

+1 405 840 0600 OFFICE
+1 405 840 0610 FAX



LOCATION HIGHLIGHTS

- 300' Frontage on N.W. 4th Street
- Close Proximity to Downtown OKC
- New Restaurants in the Area
- 4 Minute Drive to I-40
- 7 Minute Drive to I-235 & I-44
- Located in Rapidly Growing Linwood District

Population	1 Mile: 11,671	3 Miles: 90,084	5 Miles: 227,009
Average Household Income	1 Mile: \$61,893	3 Miles: \$62,241	5 Miles: \$58,286
Total Households	1 Mile: 3,877	3 Miles: 35,072	5 Miles: 89,854

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Amir Shams
+1 405 313 0333
amir@naisullivangroup.com

4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116
www.naisullivangroup.com

Zac McQueen
+1 405 476 9199
zac@naisullivangroup.com

+1 405 840 0600 OFFICE
+1 405 840 0610 FAX