



1734 NW 1st Street, Oklahoma City, OK 73106



PROPERTY DESCRIPTION

This Downtown OKC industrial warehouse was built in 2022 and features concrete floors, pull through overhead door option, and 15 parking spaces. This building can be demised into multiple configurations as low as 3,000 SF. Call Nick Tyler today to learn about the cost-effective free and 1/2 rent promotions!

LOCATION DESCRIPTION

The property sits on 0.64 acres off of 1st street and Virginia Avenue. Its access to Interstate Highway 40 makes it ideal for easy access to anywhere in the Downtown OKC Metro area with a traffic count of 125,400 VPD.

PROPERTY HIGHLIGHTS

- 120/140V Power
- Pull through access
- Less than 3 miles to I-40
- 400 - 800 amps available
- 5,500 SF of rent-ready space available in 30 days

OFFERING SUMMARY

Lease Rate:	\$9.75 SF/yr (NNN)
NNN Rate:	\$1.78/SF
Available SF:	5,500 SF
Lot Size:	0.64 Acres

SPACES	LEASE RATE	SPACE SIZE
1734	\$9.75 SF/yr	5,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,405	39,167	103,641
Total Population	6,950	87,892	233,698
Average HH Income	\$39,084	\$53,003	\$50,639

Nick Tyler

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FOR LEASE



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