



FOR LEASE

5300 E Highway 37

5300 E Highway 37, Tuttle, OK 73089

Eli Fritts
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PROPERTY DETAILS

RENT

**\$15.00/SF Gross
(\$1,350/month)**

NNN Expense

\$0.00/SF

Positioned at the Hwy 37 and Hwy 4 crossroads, this flexible commercial offering combines furnished, move-in-ready office space with optional basement warehouse/storage. Strong visibility, gross lease economics, and durable metal construction support office, service, and small business users seeking efficient occupancy along Tuttle's expanding growth corridor.

Address	5300 E Highway 37, Tuttle, OK 73089
Property Type	Office / Flex / Warehouse
Date Available	Immediately
Units	4
Available Space	±1,080 SF office; up to ±2,160 SF contiguous; additional ±2,160 SF basement warehouse/storage available separately
Building Size	±4,320 SF (MOL)
Rent	\$15.00/SF Gross (\$1,350/month)
NNN Expense	\$0.00/SF
Zoning	C-5 Commercial General
Traffic Count	Hwy 37: 13,500 ADT; Hwy 4: 17,800 ADT

EXCLUSIVELY LISTED BY

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FIRST FLOOR

SPACE AVAILABLE

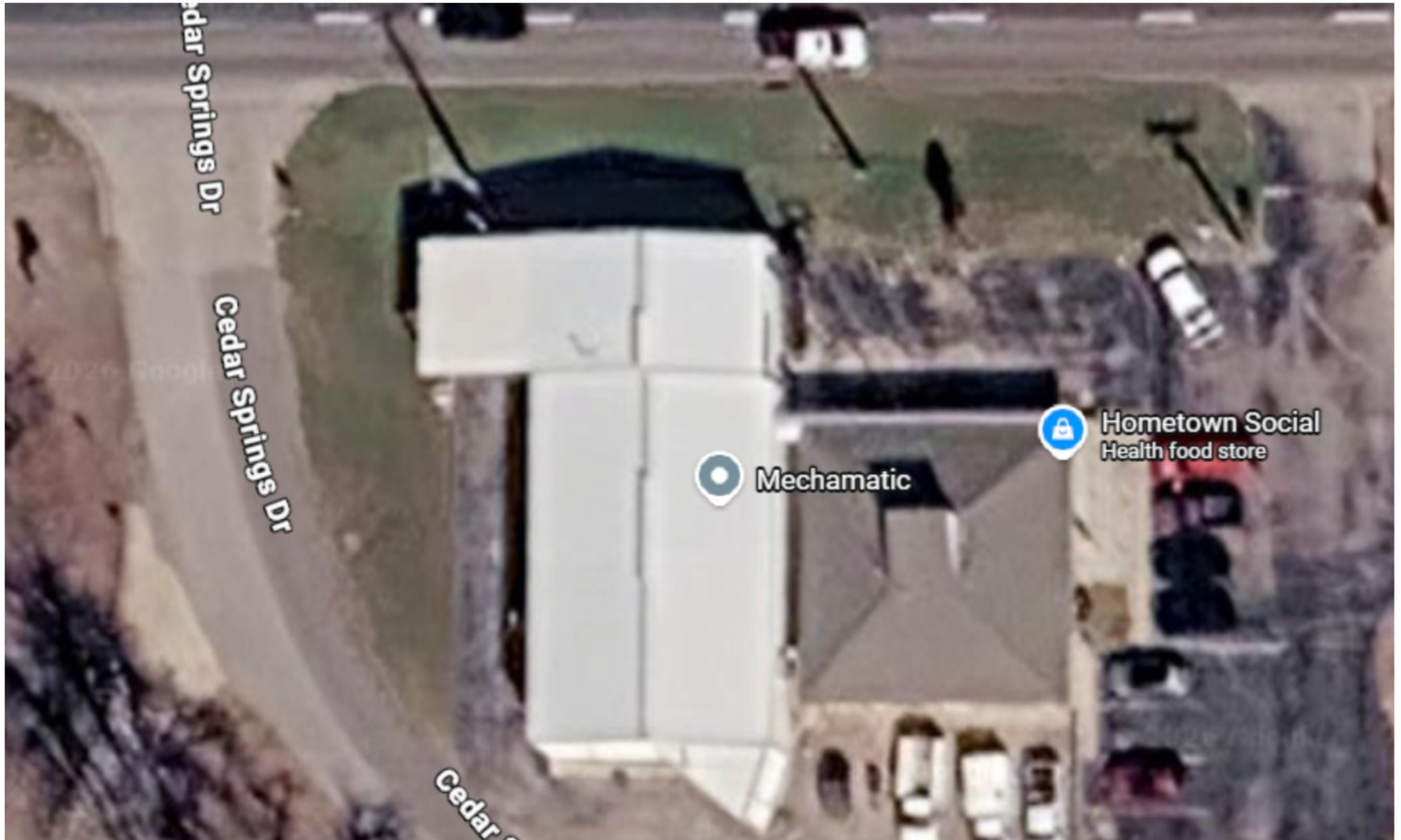
Suite	Size	Rate	Notes
Office	±1,080 SF	\$15.00/SF Gross	Furnished Class B professional office with reception area and four private offices; move-in ready; tenant pays electric and pro rata share of water/gas; landlord provides garbage and internet.
Basement Warehouse / Storage A	±1,080 SF	N/A	Divisible basement warehouse/storage space for storage, inventory, equipment, or workspace.
Basement Warehouse / Storage B	±1,080 SF	N/A	Divisible basement warehouse/storage space for storage, inventory, equipment, or workspace.

FIRST FLOOR

RECEPTION



MICRO AERIAL



MACRO AERIAL



SITE MAP

Positioned at the Highway 37 and Highway 4 intersection, the property offers exceptional visibility, flexible C-5 zoning, and a move-in ready $\pm 1,080$ SF furnished office suite. Optional basement storage, ample parking, and location within Tuttle's expanding metro growth corridor enhance appeal for office, service, and retail users.



TRANSPORTATION

Hwy 37/Hwy 4 intersection; Will Rogers World Airport ~20 mins east; southwest OKC metro connectivity via I-44/Hwy37.



EDUCATION

Access to broader Oklahoma City metro higher education institutions and workforce training resources.



ATTRACTIONS

Highway 37 commercial node with nearby convenience retail, dining, and services; Tuttle/Mustang/Newcastle suburban growth corridor.



AREA OVERVIEW

Positioned at the Highway 37 and Highway 4 intersection, the property offers exceptional visibility, flexible C-5 zoning, and a move-in ready $\pm 1,080$ SF furnished office suite. Optional basement storage, ample parking, and location within Tuttle's expanding metro growth corridor enhance appeal for office, service, and retail users.





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CONTACTS

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