

INDUSTRIAL OFFICE & WAREHOUSE

38,400 SF OFFICE/WAREHOUSE

FOR LEASE



2236 NW 10th Street, Oklahoma City, Oklahoma 73107



7501 Broadway Extension
Oklahoma City, OK 73116

Presented By:

George W. Huffman

CEO | Managing Broker

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george@iwpok.com

**OFFERING SUMMARY****\$12.00 SF / YEAR**

AVAILABLE SF	38,400 SF
OPEX BASE	\$2.00 SF
LEASE TYPE	NNN
TYPICAL TERM	3-5 Years
CO-BROKERAGE	3% Primary Term

PROPERTY OVERVIEW**Industrial Mixed-Use Office/Warehouse Facility Near Downtown OKC**

This well-maintained office and warehouse facility offers an excellent location just minutes west of Downtown Oklahoma City, conveniently situated near NW 10th Street and Pennsylvania Avenue. Enjoy superior access to major highways, including I-40 via Pennsylvania Avenue and I-44 via NW 10th Street.

Most suites feature fully climate-controlled office spaces, complemented by heated warehouses with approximately 19' ceiling heights. Many suites are equipped with full HVAC systems in the warehouse for year-round comfort. The facility includes dock-high and drive-in overhead doors (10' x 12'), providing easy access for a variety of business needs.

Benefit from local, responsive ownership and management, ensuring quick turnaround times for showings, lease completions, and any necessary lease modifications as your business evolves.

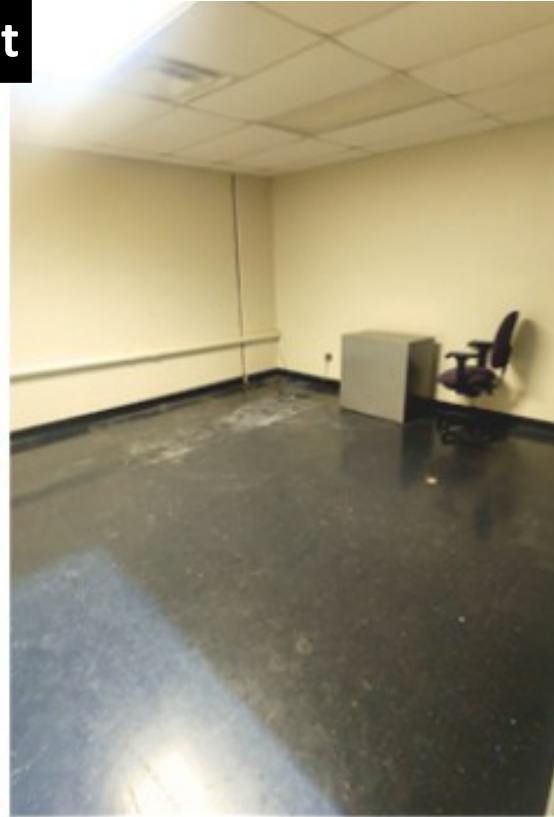
Discover the perfect space for your growing enterprise in this versatile and professionally managed facility!

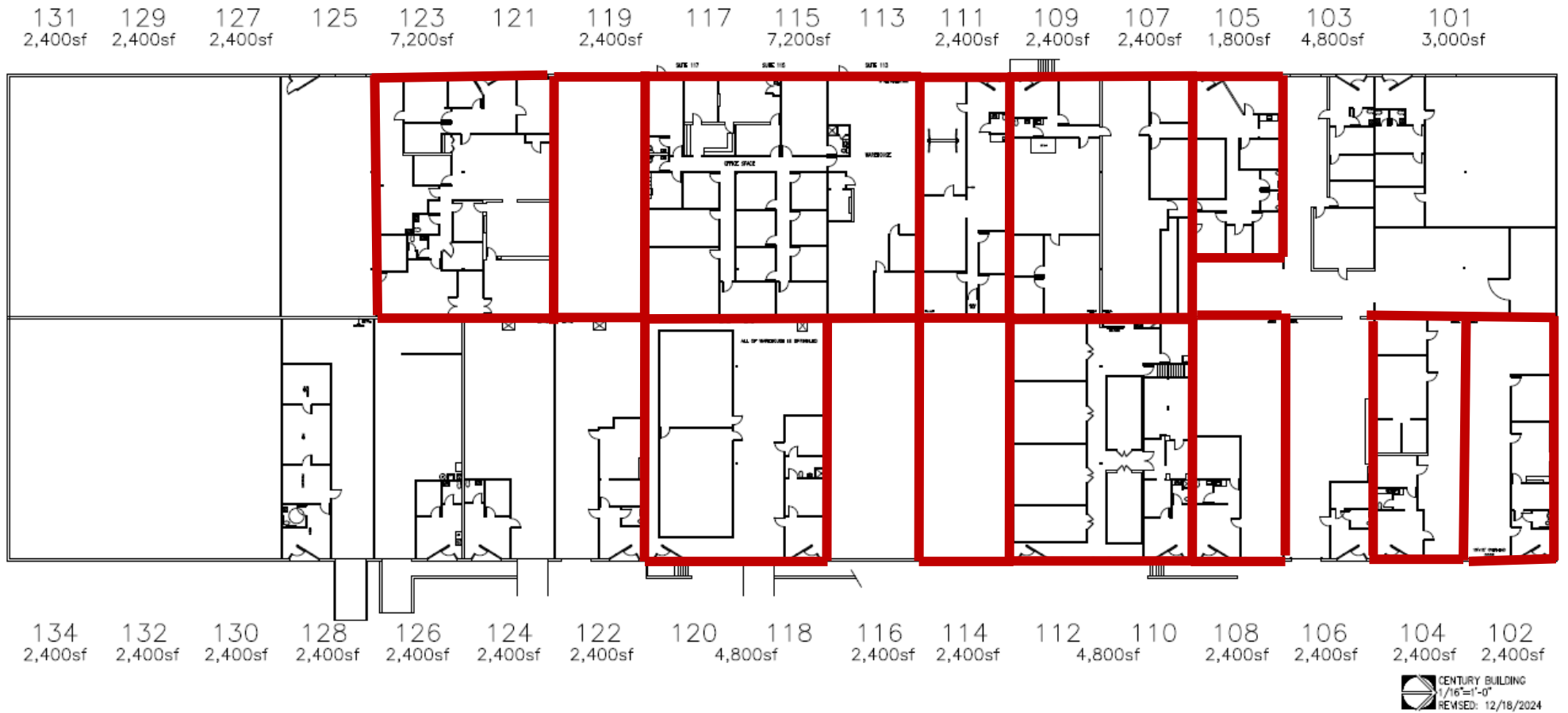
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SPACES	LEASE RATE	SPACE SIZE
Suite 102	\$12.00 SF/yr (NNN)	2,400 SF
Suite 104	\$12.00 SF/yr (NNN)	2,400 SF
Suite 107-109	\$12.00 SF/yr (NNN)	4,800 SF
Suite 110-112	\$12.00 SF/yr (NNN)	4,800 SF
Suite 111	\$12.00 SF/yr (NNN)	2,400 SF
Suite 113-15-17	\$12.00 SF/yr (NNN)	7,200 SF
Suite 114	\$12.00 SF/yr (NNN)	2,400 SF
Suite 118-120	\$12.00 SF/yr (NNN)	4,800 SF
Suite 119	\$12.00 SF/yr (NNN)	2,400 SF
Suite 121 123	\$12.00 SF/yr (NNN)	4,800 SF



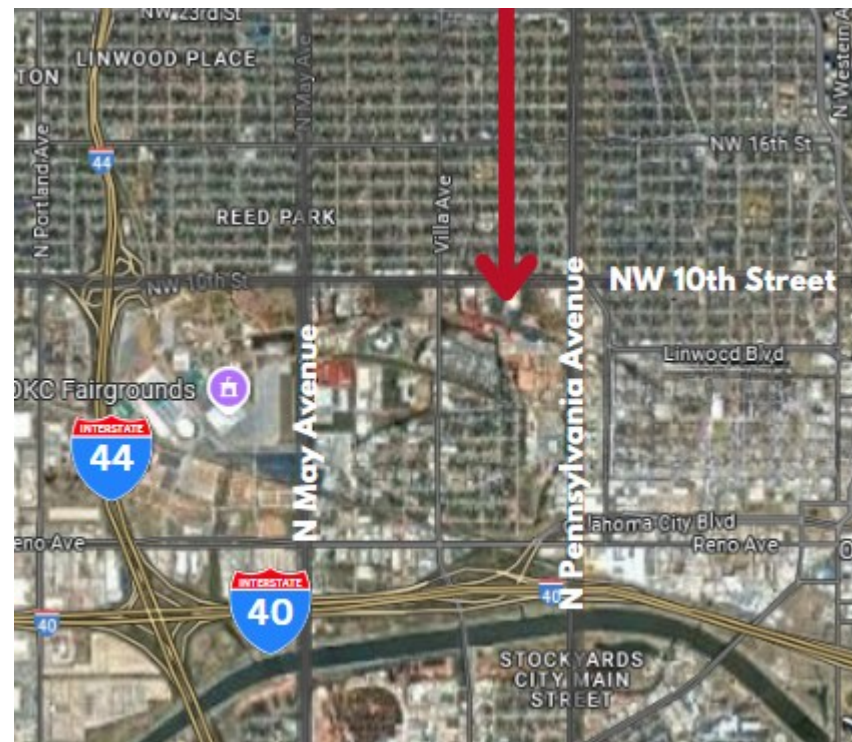


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Highlights:

- Most suites have fully climate controlled offices
- Large Overhead Doors—Dock High & Drive-In
- Approx. 19' ceiling
- Heated Warehouse & many with full HVAC
- Several Floor Plan Options
- Great Location

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