

FOR LEASE

CARLSON BUSINESS PARK - FLEX SPACES

2410-2440 N. WILBURN, BETHANY, OK 73008



BANTA

Property Group

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OFFERING SUMMARY

Lease Rate:	\$12 - 15 SF/yr (NNN)
Building Size:	18,000 SF
Available SF:	1,500 - 6,000 SF
Estimated NNNs:	\$2.67psf
Year Built:	2022
Zoning:	Light Industrial

PROPERTY OVERVIEW

Now available for immediate occupancy!

Prime flex space located just west of Rockwell Ave on NW 23rd Street in Bethany, OK.

Property Highlights:

- Suites available: 1,500 SF – 6,000 SF
- 20' ceilings
- Ideal for medical, office, or office/warehouse uses
- Flexible layouts to suit your business needs
- Convenient west metro location with easy access to major thoroughfares

Don't miss out on this versatile and functional space perfect for a variety of professional uses. Contact Anna Fresonke at (405) 535-8156 for more information or to schedule a tour!

PROPERTY HIGHLIGHTS

- Ready for immediate occupancy
- Sizes from 1,500 s.f. to 4,500 s.f.
- 20' ceilings

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 6,000 SF	Lease Rate:	\$12 - \$15 SF/yr

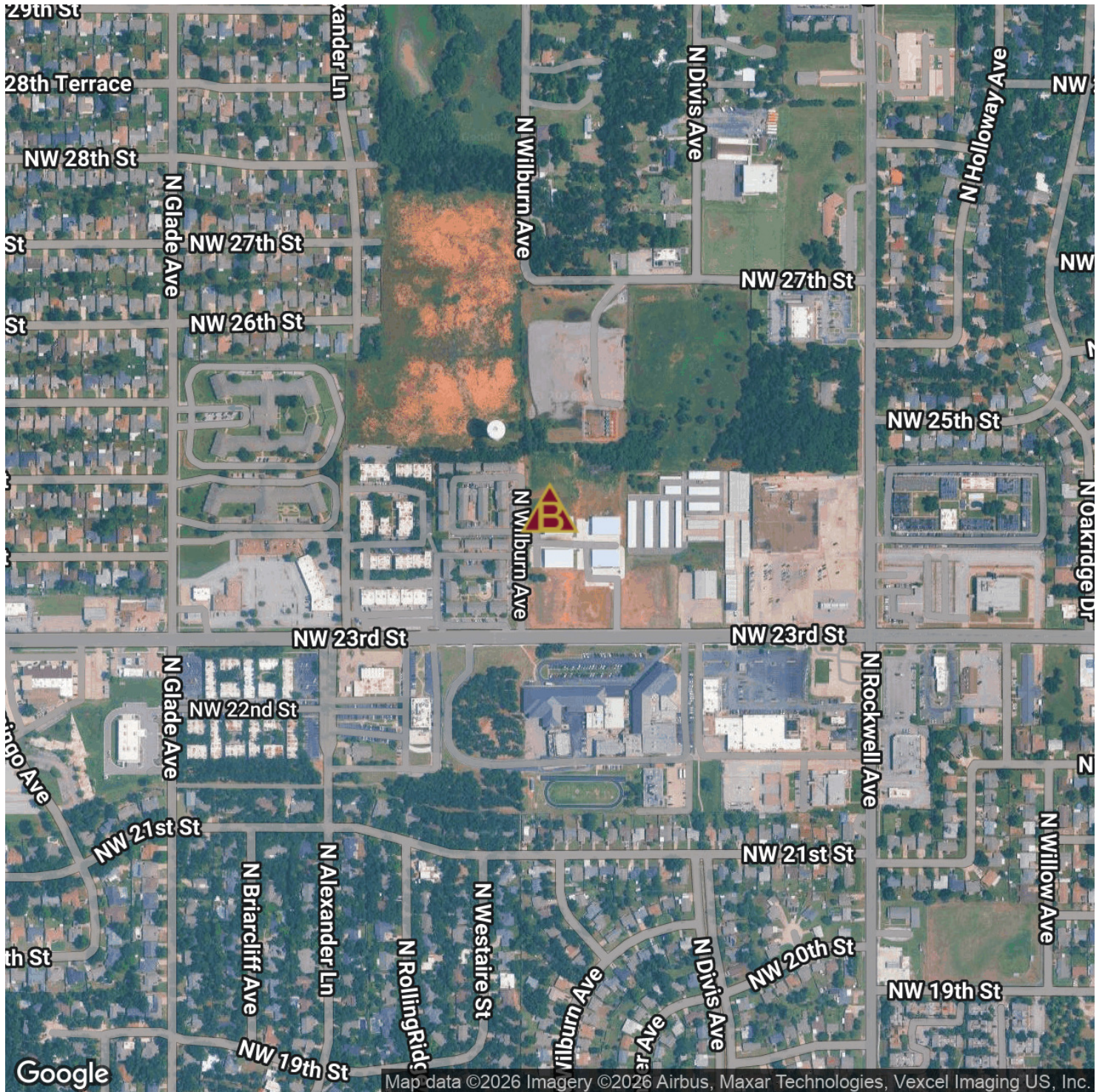
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2410 N. Wilburn	Available	1,500 - 6,000 SF	NNN	\$12.00 - \$15.00 SF/yr	-
2430 N. Wilburn	-	1,500 - 6,000 SF	NNN	\$12.00 SF/yr	-
2440 N. Wilburn	Available	1,500 - 3,000 SF	NNN	\$12.00 - \$15.00 SF/yr	-



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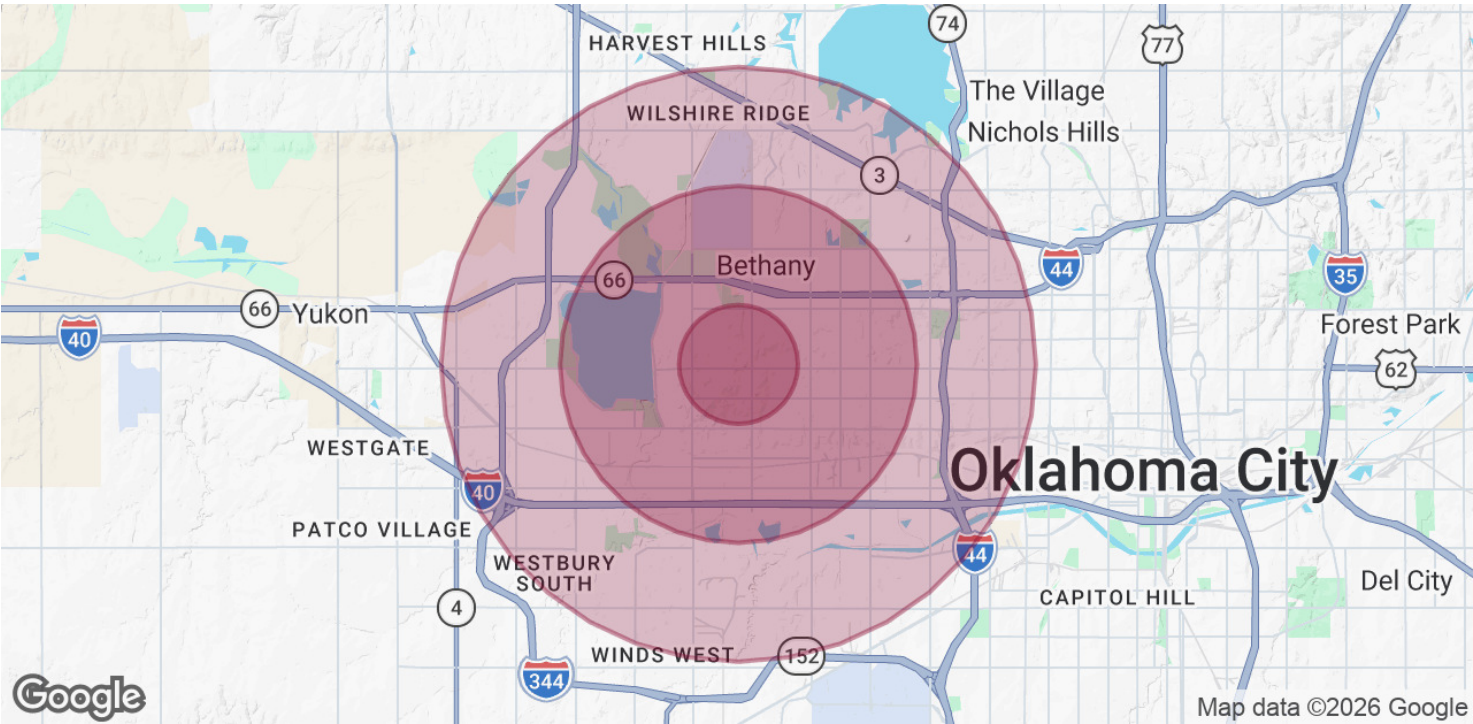
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,445	68,633	156,391
Average age	37.8	35.1	35.1
Average age (Male)	38.0	35.0	34.8
Average age (Female)	38.1	36.8	36.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,444	26,443	62,959
# of persons per HH	2.6	2.6	2.5
Average HH income	\$52,598	\$50,186	\$52,471
Average house value	\$158,780	\$120,271	\$121,594

* Demographic data derived from 2020 ACS - US Census

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