

COMMERCIAL BUILDING FOR LEASE



1236 NW 4TH ST. OKLAHOMA CITY OK 73106

Contact: Shyon Keoppel Text: 405.229.1475 Email: shyon@skventuregroup.com





FOR LEASE

1236 NW 4th St, Oklahoma City OK

PROPERTY HIGHLIGHTS:

- 28,700 SF on 1.72 Acres MOL
- Open and Clear Warehouse Space
- Fully Spinkled Space
- Secure, fenced storage yard
- (4) 14' x 12' Grade Level Doors
- Conference Room
- (9) Private Offices
- (2) Restrooms
- Large Bonus Storage Space
- Renovated in 2017
- Zoned I-2
- Fenced Yard
- 3 MONTHS FREE!** if lease signed in first half of 2026.

Reach out to schedule a tour and see first hand how this space can
transform your business.

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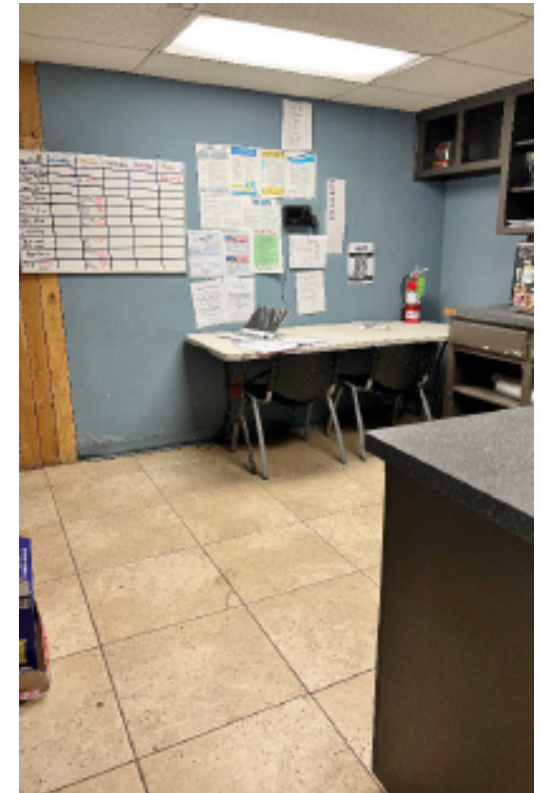
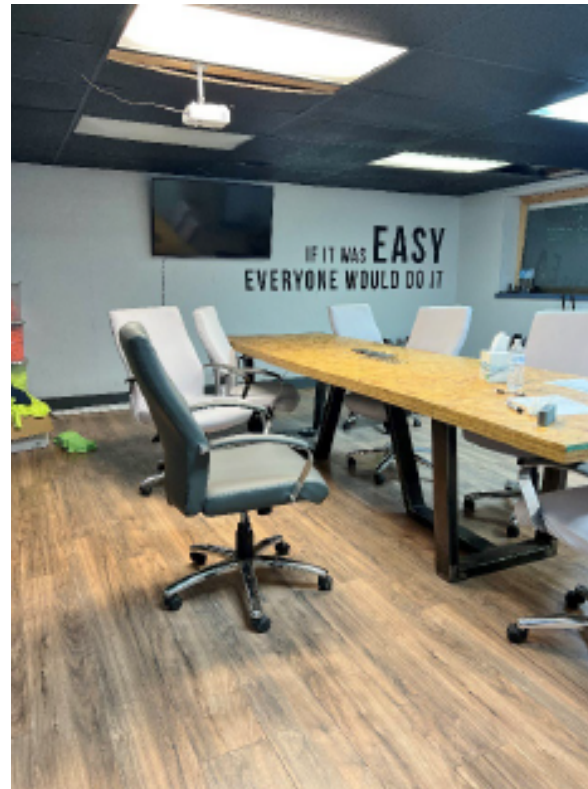
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OFFERING SUMMARY



BUILDING SIZE	28,700 SF MOL
LAND SIZE	1.72 Acres MOL
LEASE TYPE	NNN
BASE RENT	\$3.95/SF - \$9,447.08/MONTH
NNN	\$.70/SF - \$1,670.16/MONTH
TOTAL RENT	\$4.65/SF - \$11,117.24/MONTH
TERM	3 YEARS / 36 MONTHS



1236 NW 4th St., OKLAHOMA CITY OK

LOCATION HIGHLIGHTS

- 1 Mile from Downtown OKC
- 3 Miles from I-40
- 2 Miles from I-35 & I-235
- Easy Access to I-40

Population	1 Mile: 11,916	3 Miles: 93,340	5 Miles: 230,975
Average Household Income	1 Mile: \$62,680	3 Miles: \$63,717	5 Miles: \$58,949
Total Households	1 Mile: 3,975	3 Miles: 36,379	5 Miles: 91,421



Presented By:

THE AUTOSPA



OTHER PROPERTIES AVAILABLE

FOR LEASE

2010-2021 Exchange Ave, Oklahoma City, OK
-5,905 - 8,406 SF @ \$4.75-\$6.00/SF plus NNN
36 NE 36th St, Oklahoma City, OK
-21,531 SF @ \$5.50/SF plus NNN
3841 NW 10th, Oklahoma City, OK
-3,910 SF @ \$5.50/SF plus NNN
401 NW 10th, Oklahoma City, OK
-1,489-8,247 SF @ \$10.77-\$19.50/SF plus NNN
1012-1016 N Walker, Oklahoma City, OK
-3,680 SF @ \$5,500/Month plus NNN
1704 NW 6th, Oklahoma City, OK
-10,098 SF @ \$7/SF plus NNN
2412 SW 14th, Oklahoma City, OK
-11,900 SF @ \$5/SF plus NNN
2411 SW 15th, Oklahoma City, OK
-7,225 SF @ \$5/SF plus NNN
8301 N Glade Ave. Oklahoma City, OK
-4,631 SF @ \$12/SF plus NNN

FOR SALE

3841-3845 NW 10th, Oklahoma City, OK
- \$540,000
8301 N Glade Ave, Oklahoma City, OK
- \$622,703

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Please text for best response!

