

PRE LEASING



**4235 NW Expressway
Oklahoma City, OK 73116**

± 3,989 SF / \$20.00/SF + NNN's



BRENT HOLLIDAY, MiCP
(405) 788-1708
brenth@kwcommercial.com

MITCH HAMMACK
(405) 312-2512
mhammack@kwcommercial.com

Property Features

This property is located on NW Expressway between NW 63rd St & N Meridian Ave. next to TGI Fridays. This new construction retail space is planned for delivery in 2023 and features a traffic count of 46,625 VPD. There is a total of 3,989 SF Available that can be split into two suites. Landlord offering Tenant Improvement Allowance on 5-Year lease terms.

4235 NW Expressway Oklahoma City, OK 73116

Size:	± 3,989 SF
Current Plan:	Shell
Traffic Count:	46,625 VPD
Lease Type:	Triple Net
LEASE PRICE:	\$20.00/SF + NNN's





1 WEST ELEVATION
Scale: 3/32" = 1'-0"



2 SOUTH ELEVATION
Scale: 3/32" = 1'-0"



3 SOUTHWEST CORNER
Scale: NA



KWC-OK.COM

BRENT HOLLIDAY, MiCP
(405) 788-1708
 brenth@kwcommercial.com

MITCH HAMMACK
(405) 312-2512
 mhammack@kwcommercial.com