



Cornell Pkwy

1300B

Royal Ave.

FLEX SPACE | FOR LEASE

1300 CORNELL PARKWAY, SUITE 1300B, OKLAHOMA CITY, OK

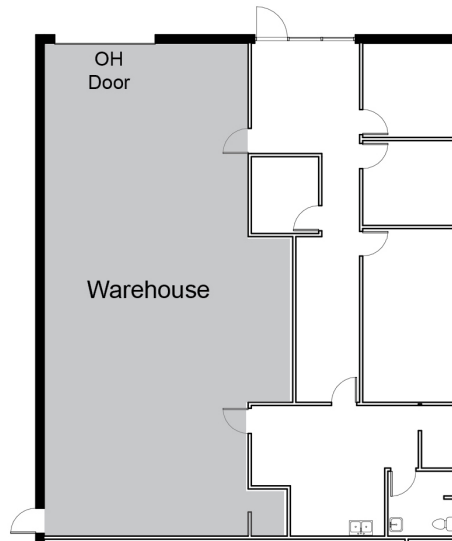
KARLEY HARPER, CCIM
kharper@newmarkrp.com
C: 405.371.3498

BRETT PRICE, CCIM, SIOR
bprice@newmarkrp.com
C: 405.613.8380

KRIS DAVIS, SIOR
kgdavis@newmarkrp.com
C: 405.202.9525

NEWMARK
ROBINSON PARK

FLEX SPACE / FOR LEASE



⬆️ Floor Plan

DETAILS

Available SF	3,000 SF
Lease Rate	\$8.25/SF/YR (NNN)
Building Size	23,766 SF
Submarket	Southwest
Cross Streets	Cornell Parkway & Royal Ave.

HIGHLIGHTS

1,500 SF± warehouse space, 1 overhead door

1,500 SF± office space

3 offices, conference room and break room

Yr. 1 estimated monthly cost: \$2,900

1/2 mile south of I-40

End cap location with additional parking

PROPERTY OVERVIEW

This property features versatile warehouse and flex space ideally suited for service-oriented and growing businesses. Located approximately ½ mile south of I-40, the property offers efficient access throughout the metro. Its placement within a densely populated commercial area, surrounded by restaurants, national retailers, and everyday services, creates an employee-friendly environment that supports productivity and convenience.