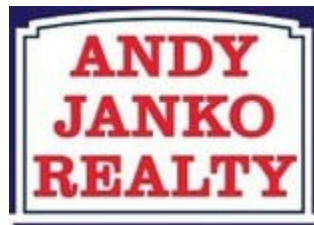




New Office/Retail/Warehouse Development

4415 W Reno Ave, Oklahoma City, OK 73107



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New Office/Retail/Warehouse Development

NEW LEASE RATE \$6,000/month+NNN

Office/Warehouse/Storefront/Flex Retail development on 1.72 acres zoned I-2 and located in the heart of OKC with great visibility, strong traffic counts and easy access to Interstate Systems. Two 10' X 10' grade doors offer a warehousing space option to compliment a storefront retail, durable medical equipment supplier, construction supply, industrial supply, equipment retail, paint store, automotive parts store, fastener supply, tool supply...

- Brand new Class A Construction with 8,080/SF front building ready for Single Tenant Buildout
- * New Lease Rate! \$6,000 / Month + NNN
- EIFS Facades with storefront glass, Lighted monument signage, Upscale sprinklered landscaping with Ample 4.6:1 parking ratio
- Easy access to OKC Interstate Systems
- Clear span gray shell interior allows for tenants to design buildout to their specifications.
- Attractive location in the heart of OKC with Strong traffic counts and West Reno Ave frontage



Rental Rate:	\$8.92 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	8,080 SF
Year Built:	2024
Walk Score ®:	40 (Fairly friendly)
Transit Score ®:	40 (Fairly friendly)
Rental Rate Mo:	\$0.74 /SF/MO

1st Floor Ste Building A

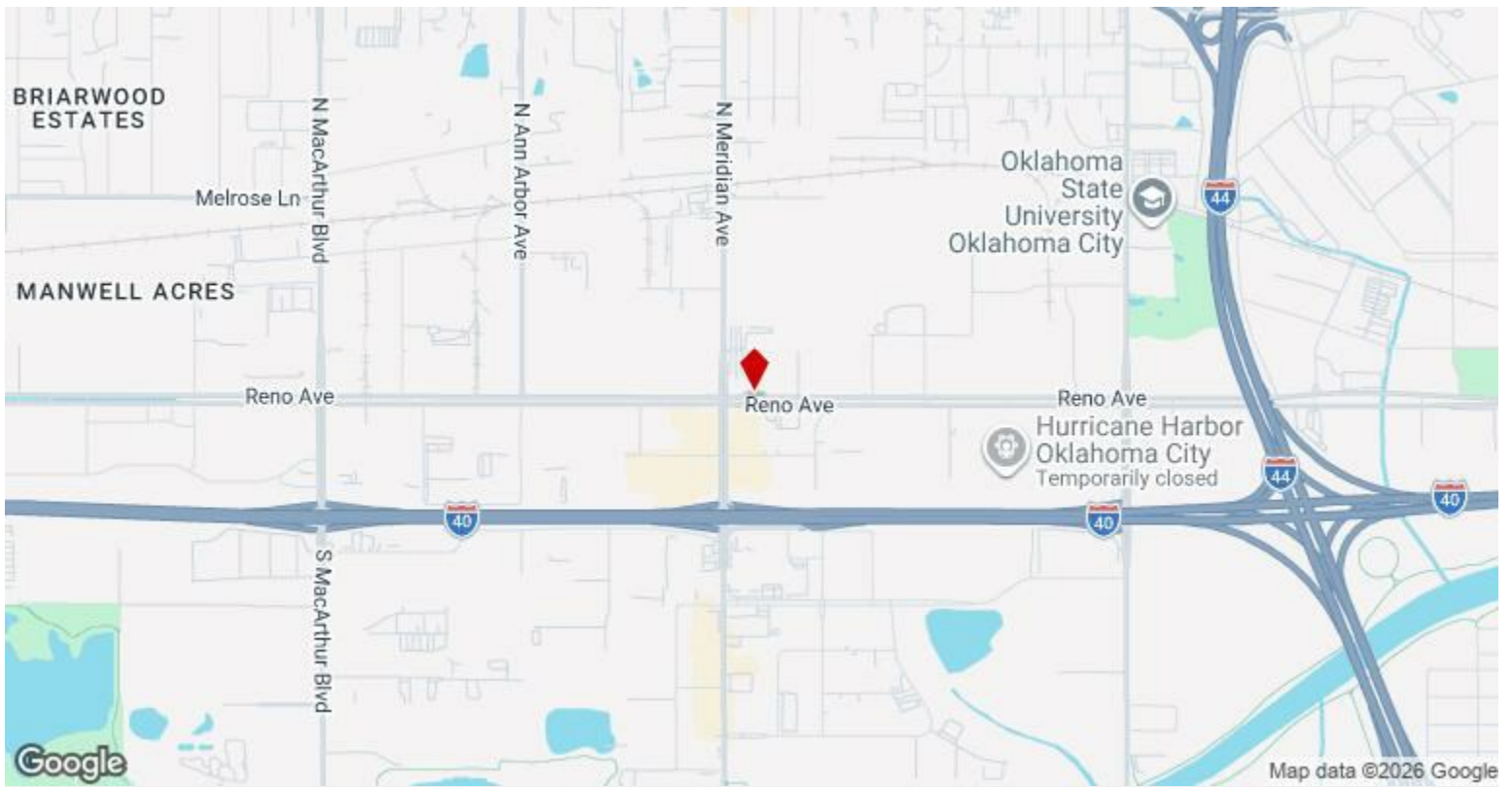
Space Available	8,080 SF
Rental Rate	\$8.92 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	5 Years

Building A (front building addressed as 4415 W Reno Avenue) is 8,080/SF in gray shell clear span form available for a single tenant lease.

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Mattress King	-	



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Property Photos



26-web-or-mls-Property A-26



4415 W Reno Ave - Rear Exterior