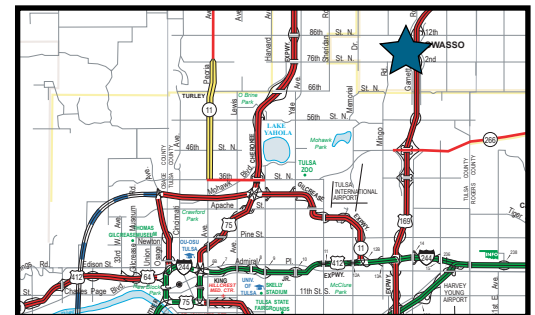


# NEW OWASSO COMMERCIAL DEVELOPMENT FOR LEASE



## 314 E 5TH AVE, OWASSO, OK 74055 5TH AVENUE BUSINESS PARK

- “White Box” Commercial Spaces from 2,400 sf to 9,500 (±) sf
- New 5th Avenue Office Center & Salon spaces from 110 SF
- Flexible Industrial Light Zoning (IL) allows most uses
- Climate Controlled (8-ton unit per 2,400 sq ft.)
- Excellent visibility and access to Hwy **169**
- 16'-17' (±) Clear height
- 14' x 14' Overhead door in each space
- Distinctive storefront and building signage
- “White Box” Model space available
- Join quality, growing Tenant mix including Twisted Tee Golf Simulation, Outdoor Hunting & Gear, Window Tinting, Orthopedics, Dermatologist, Pediatrician, Event Center, Med Spa, Wellness, Chiropractic, Owasso Library, Family Billiards and Lacrosse training



Area Map

City of Owasso retail sales exceeds \$1 Billion.

*The information contained herein is believed to be accurate but is not guaranteed as to accuracy and may change or be updated without notice.*

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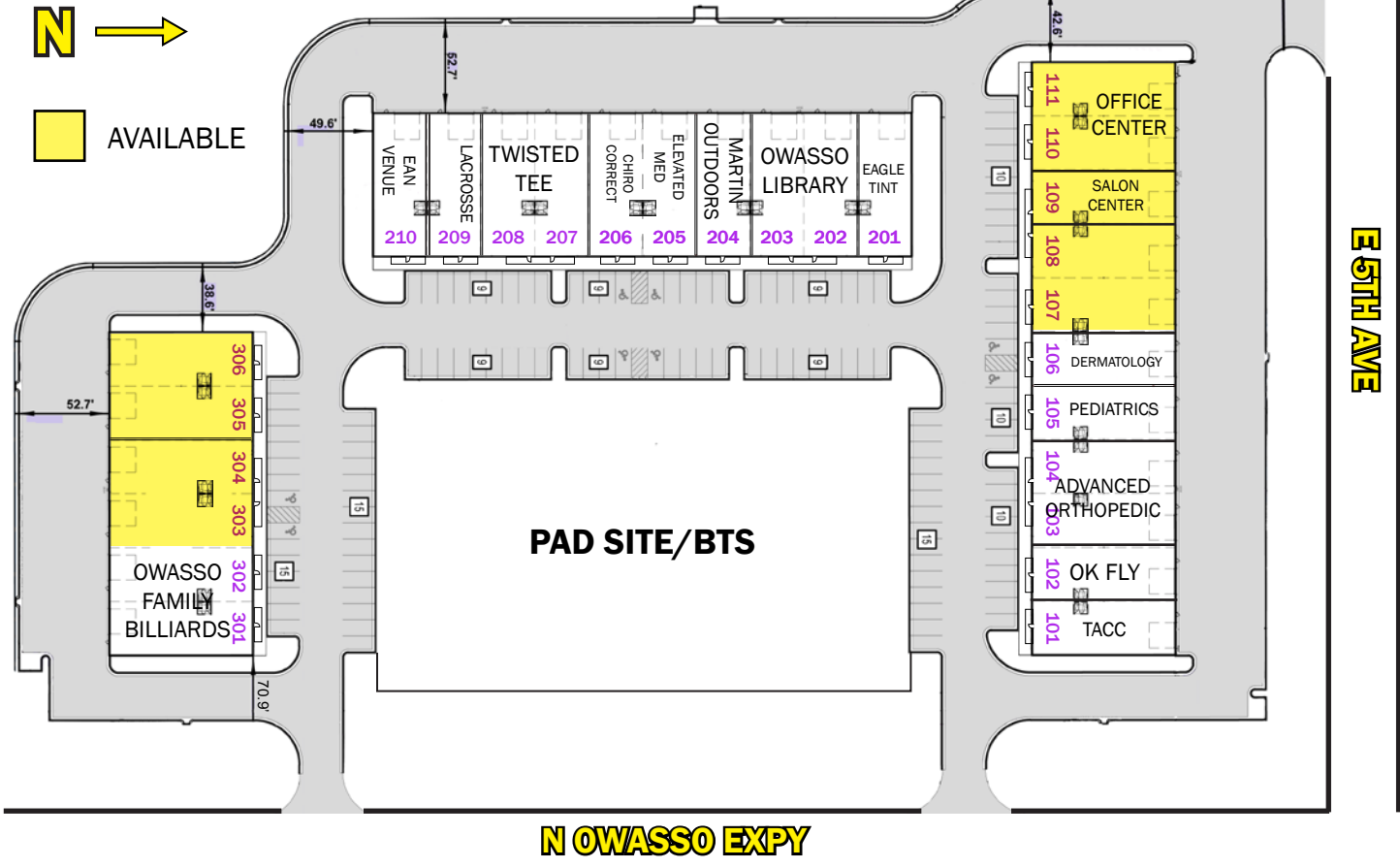
E-mail [Marco@EquitasRealty.com](mailto:Marco@EquitasRealty.com)

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Cell (918) 764-5865

E-mail [Garrett@EquitasRealty.com](mailto:Garrett@EquitasRealty.com)

# Site Plan

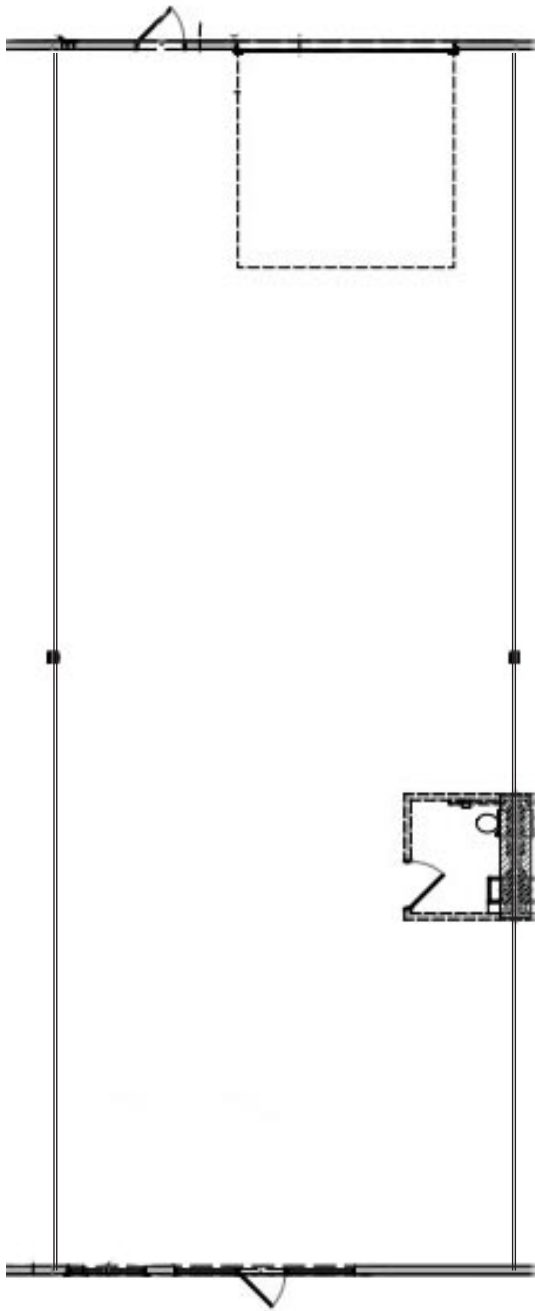


**N OWASSO EXPY**

**169 US HWY 169**



## Standard 2,400 SF Suite Layout

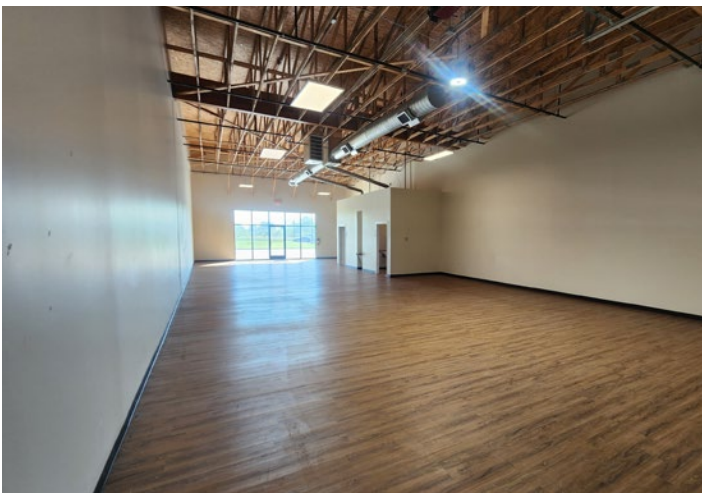


## Building Standards:

- Open wood truss exposed ceiling showroom
- ADA compliant single toilet restroom with cabinet/vanity, 9' smooth ceiling with canned lighting
- 8 ton package HVAC RTU ducted to restroom/office and showroom; includes programmable thermostat
- 2 - LED Strip-mounted lights
- 1 - 14' x 14' insulated overhead door in warehouse.
- 1 - 30"x 84" aluminum/bronze finish door - retail/store front.
- Exterior lighting with decorative sconce
- 200 amps electrical Service; standard duplex electrical outlets provided
- Sprinkler system, fire alarm, exit lighting, fire extinguishers and smoke detectors
- 6" Concrete slab flooring



Typical Open Showroom



Typical Open Showroom



Standard ADA Restroom

## Vacancies



**Building A: 2,400-4,800 SF**

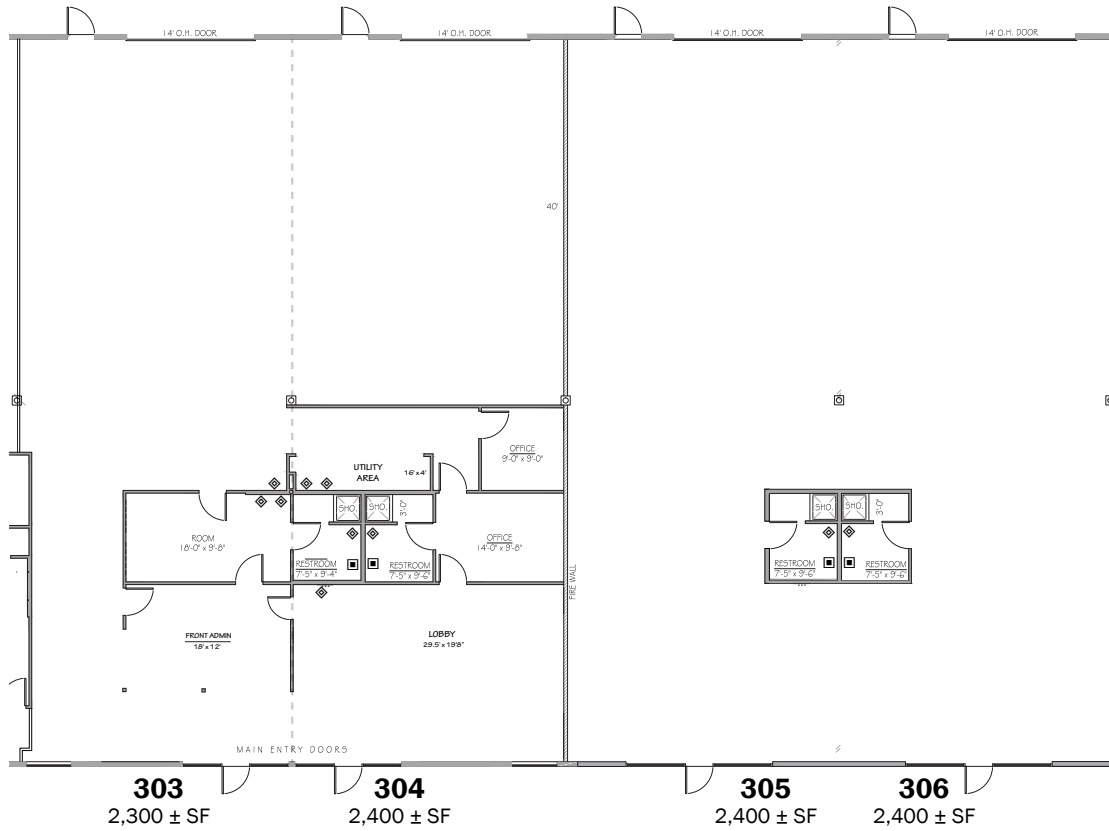


**Building B: FULLY LEASED**

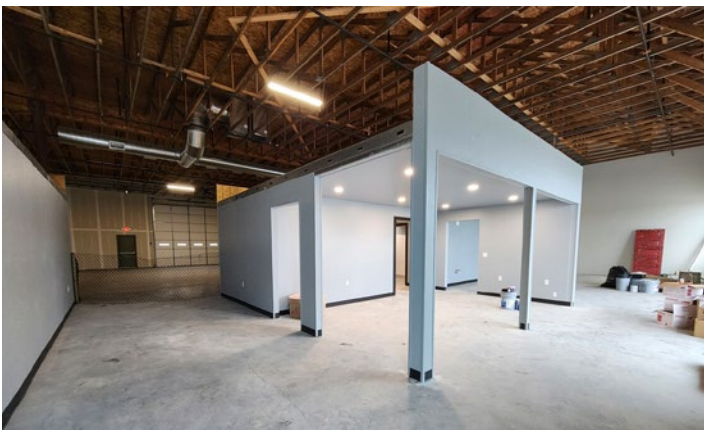


**Building C: 2,300-9,500 SF**

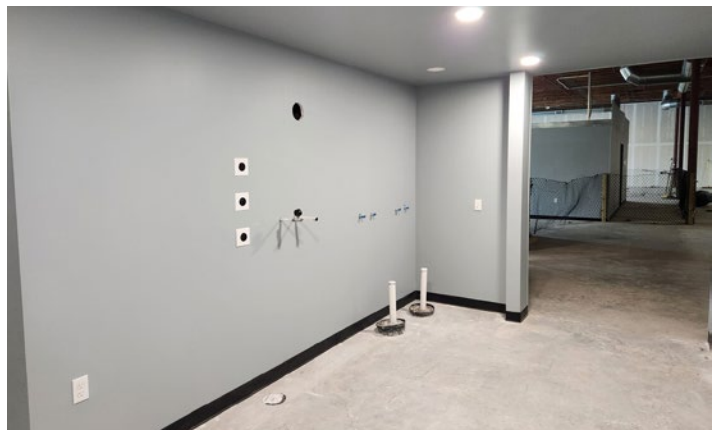
# Building C - Suites 303-306 2,300-9,500 SF



304 section lobby/showroom

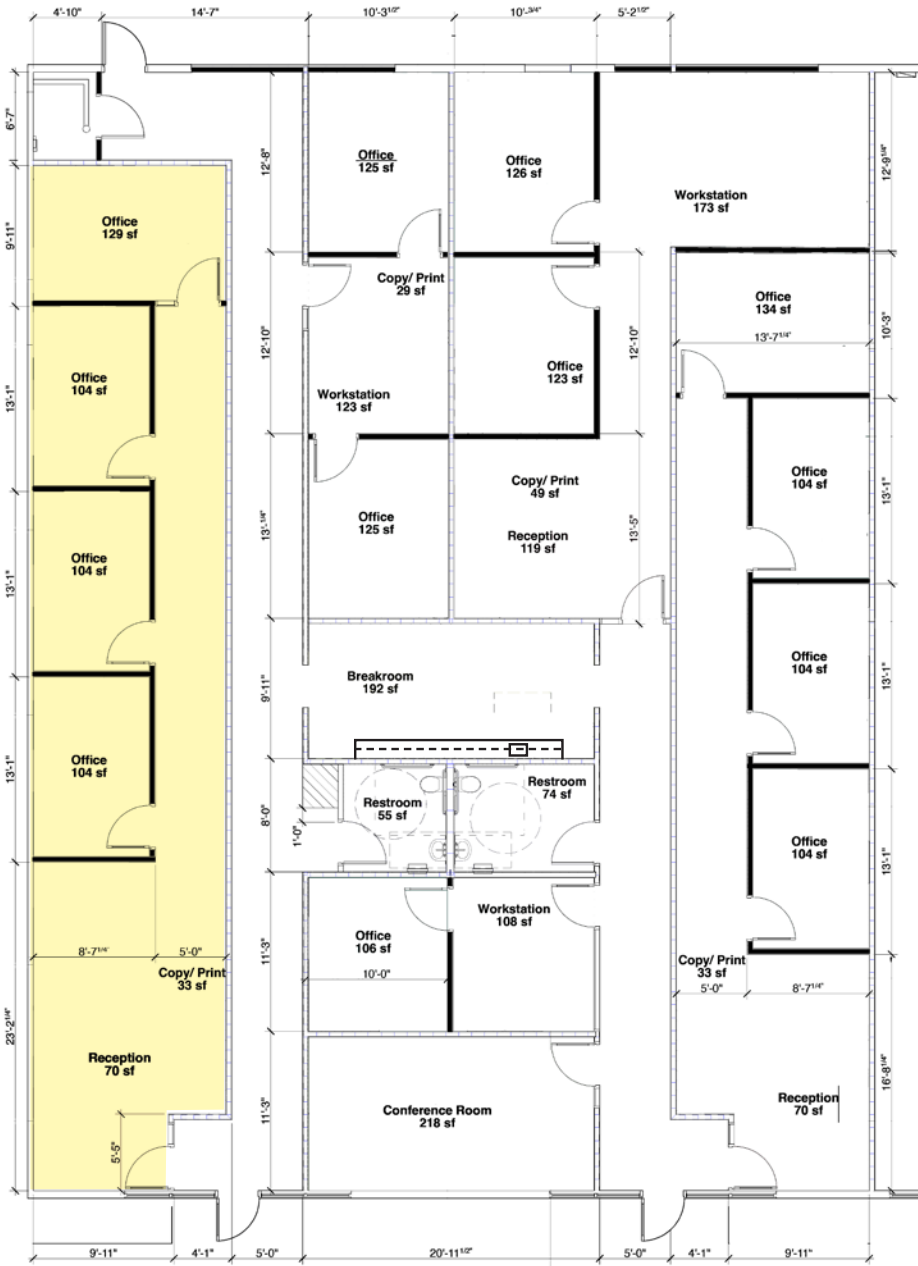


303 Section Reception



Stubbed in/220 V outlets for W/D connections

# 5th Avenue Office Center Building A - Suite 110-111 Space Sizes from 778-962 SF



**SUITE A: 962 SF  
DIVISIBLE**

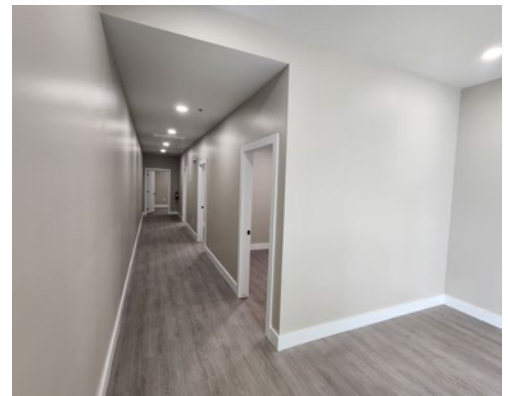
## LEASES INCLUDE:

- ALL UTILITIES
- FULLY FURNISHED CONFERENCE ROOM
- ADA RESTROOMS
- COMMON KITCHEN
- INTERNET HOOKUPS
- CODE KEY ACCESS
- LEASE TERM FLEXIBILITY

★ CALL FOR PRICING; SUBJECT TO AVAILABILITY



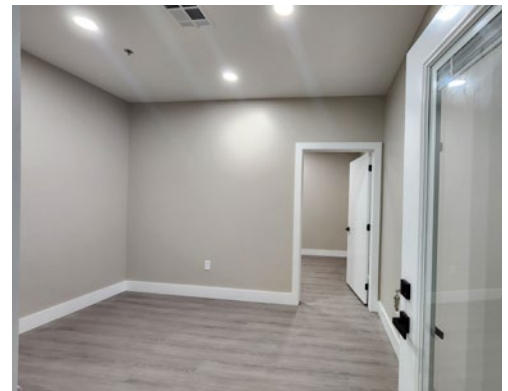
Conference Room



Hallway



Breakroom



Typical Office

## Finish Sample Photos



Exterior Signage



Exterior Signage



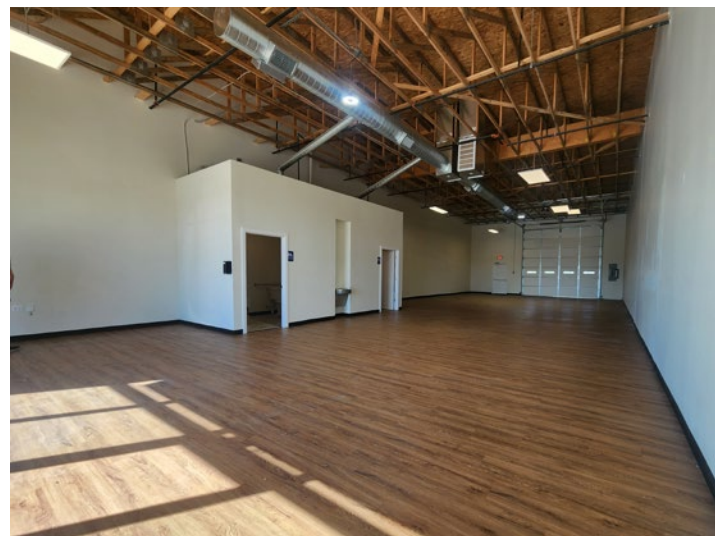
Lobby



Lobby/Showroom



Open Showroom/Polished Floor

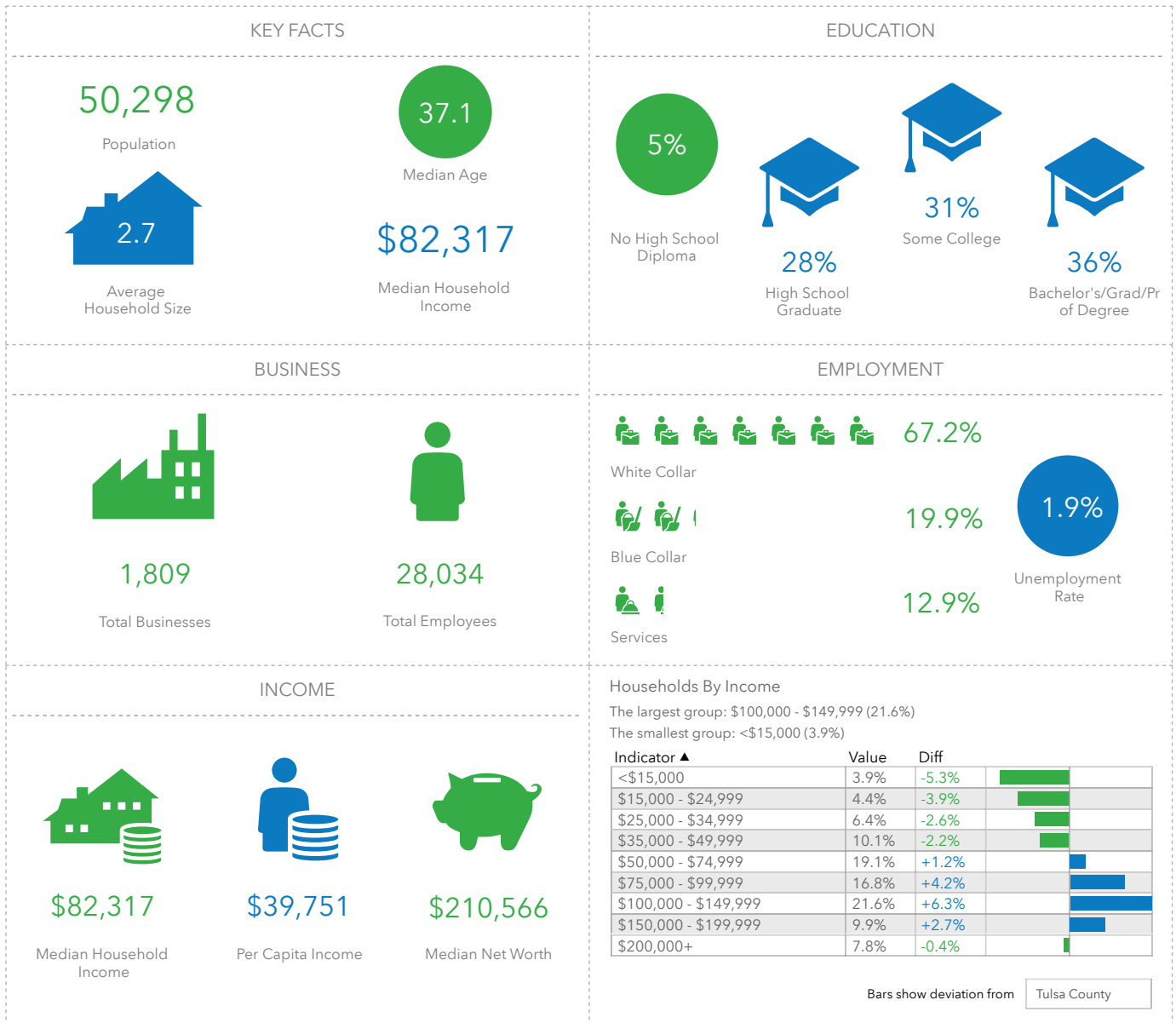


Open Showroom/Vinyl Floor

# Demographics

## Key Facts

314 E 5th ST, Owasso, Oklahoma, 74055  
Ring of 5 miles



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2022, 2027.

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- Recent commercial expansion in Owasso has totaled about \$130 Million
- Recent large commercial developments include:



Ascension

