

COMMERCIAL PROPERTY FOR LEASE



1210 NW 4th St., Oklahoma City OK 73106

Presented by: Shyon Keoppel Text: 405-229-1475 Email: shyon@coastmanagementcre.com



FOR LEASE

1210 NW 4th St., Oklahoma City OK 73106

PROPERTY OVERVIEW

- 7,480 SF Available
- Located on .35 Acres MOL
- Renovated in 2019
- Zoned I-3
- 3 Phase Power
- Fully Climate Controlled
- Outdoor Storage Available
- Bonus Space in Basement
- Gated Yard & Dock High
- Ceiling Height:
 - 14 ft to bottom of truss
 - 17 ft to roof deck

LOCATION HIGHLIGHTS

- 5 Minute Drive to I-235 & I-44
- Quick Access to I-40
- Close Proximity to Downtown OKC

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

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OFFERING SUMMARY

BUILDING SIZE	7,480 SF
<u>LAND SIZE</u>	.35 ACRES MOL
BASE RENT	\$5.50/SF - \$3,428.33/MONTH
NNN	\$1.36/SF - \$849.92/MONTH
TOTAL RENT	\$6.86/SF - \$4,278.25/MONTH
TERM	3 YEARS / 36 MONTHS





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Shyon Keoppel

Sales Associate

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Population	1 Mile: 11,898	3 Miles: 94,704	5 Miles: 233,822
Average Household Income	1 Mile: \$53,571	3 Miles: \$44,881	5 Miles: \$43,316
Total Households	1 Mile: 4,007	3 Miles: 37,192	5 Miles: 93,117



Solas REAL ESTATE OTHER PROPERTIES AVAILABLE

FOR LEASE

2001-2021 Exchange Ave, Oklahoma City, OK
-2,929 - 8,406 SF @ \$4.75-\$7.00/SF plus NNN
1704 NW 6th, Oklahoma City, OK
-3,500 – 13,598 SF @ \$5.50-\$6.75 /SF plus NNN
2412 SW 14th, Oklahoma City, OK
-5,083 – 7,140 SF @ \$6/SF plus NNN
1236 NW 4th Oklahoma City OK
-28,700 SF @ \$3.95/SF plus NNN
1139 NW 4th St, Oklahoma City OK
-Land/Yard for Lease \$1,200/month, plus NNN
1210 NW 4th St. Oklahoma City OK
-7,480 SF @ \$/SF plus NNN
1235 NW 4th St. Oklahoma City OK
-SF @ \$/SF plus NNN
1244 NW 4th St. SUITE 200 Oklahoma City OK
-3,000 SF @ \$2.50/SF plus NNN

FOR SALE

3841-3845 NW 10th, Oklahoma City, OK
\$540,000

8301 Glade Ave, Oklahoma City, OK
\$622,703

508 NW 8th Oklahoma City, OK
Lot For Sale in Midtown
\$348,000

502 NW 8th Oklahoma City, OK
Lot For Sale in Midtown
\$348,000

Contact: Shyon Keoppel
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Please text for best response!

