

1301 CORNELL PARKWAY
OKLAHOMA CITY, OK 73108



Multi-Tenant Flex Building For Sale

33,609 SF MOL

Sales Price: \$3,195,000

Cap Rate: 8.15% - All Tenants on NNN Leases

Comprehensive Offering Memorandum Available Upon Request

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PROPERTY OVERVIEW

TOTAL SF 33,609 SF +/-

LOT SIZE 2.2 ACRES +/-

ZONING I-2

- 33,609 SF multi-tenant flex / industrial asset in Southwest OKC with immediate access to I-40, I-44, Downtown, and Will Rogers World Airport
- 89.4% occupied with a diversified tenant mix across medical, industrial, service, and corporate users
- True NNN leases providing predictable cash flow and limited landlord responsibility
- Functional Class B construction with dock-high and grade-level loading and renovated office suites.
- In-place income with upside, including one remaining 3,388 SF vacancy
- Balanced lease rollover with weighted average expirations into 2029.
- Consistent demand for small-bay flex space in a high-activity Southwest OKC corridor

DEMOGRAPHICS



POPULATION

1 MILE: 1,164

3 MILES: 55,963

5 MILES: 208,385



AVERAGE HOUSEHOLD INCOME

1 MILE: \$60,404

3 MILES: \$50,840

5 MILES: \$60,228



TOTAL HOUSEHOLDS

1 MILE: 514

3 MILES: 20,645

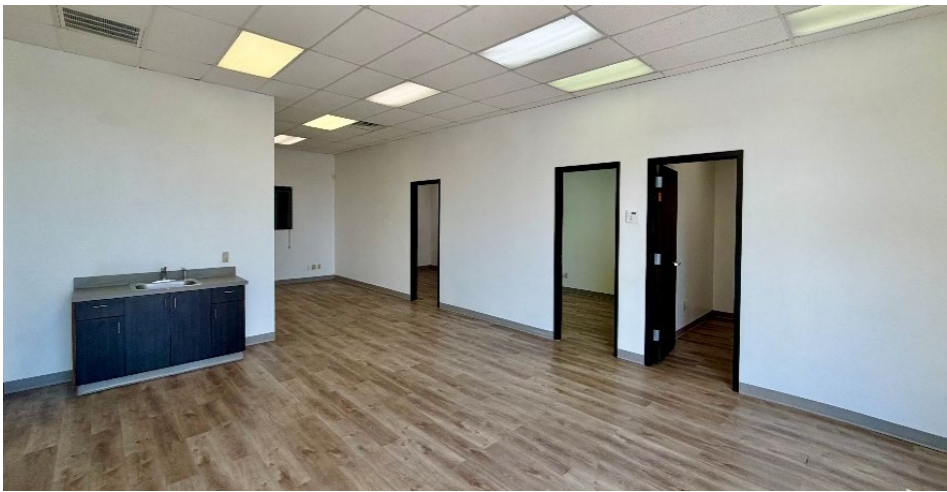
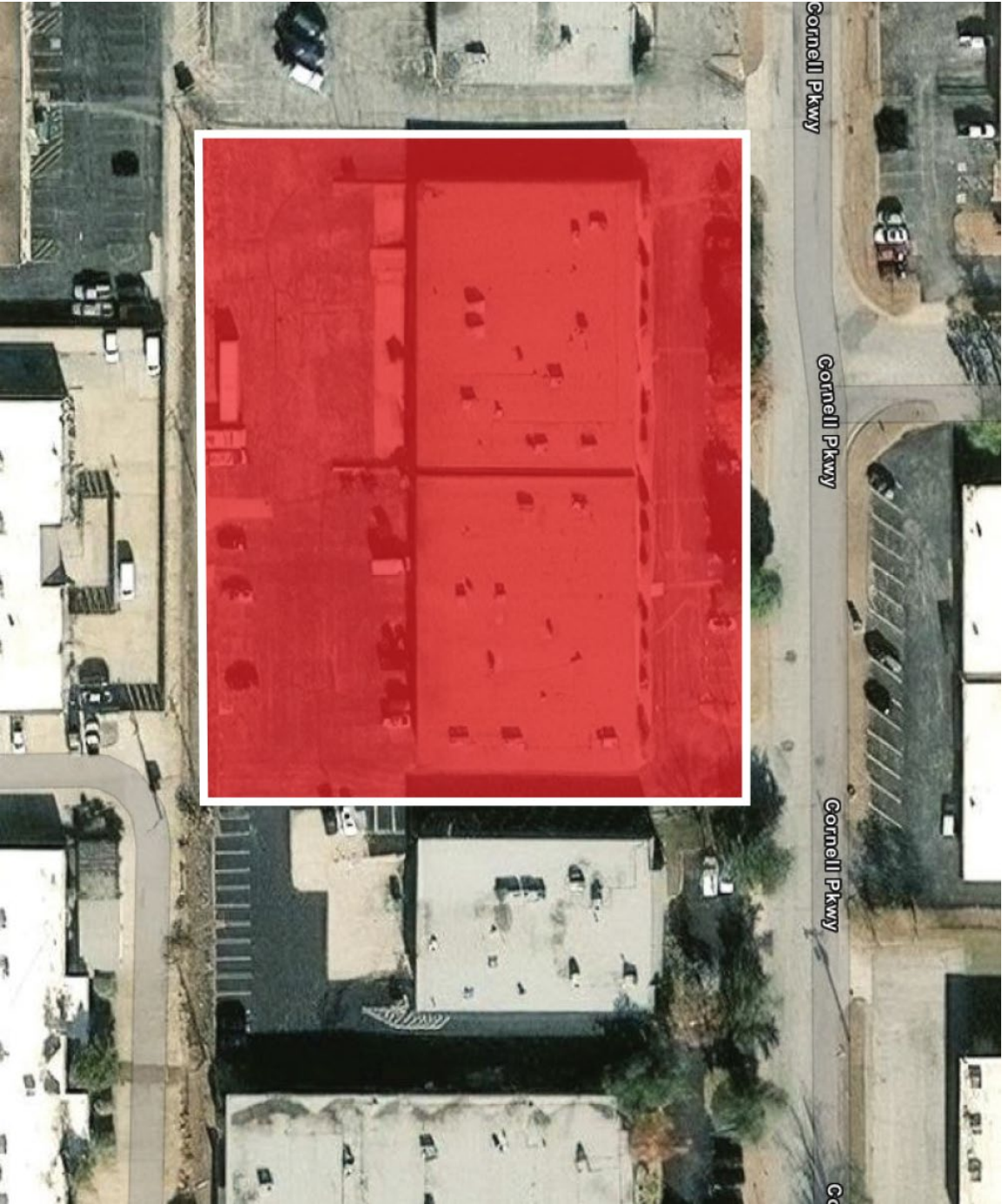
5 MILES: 79,942



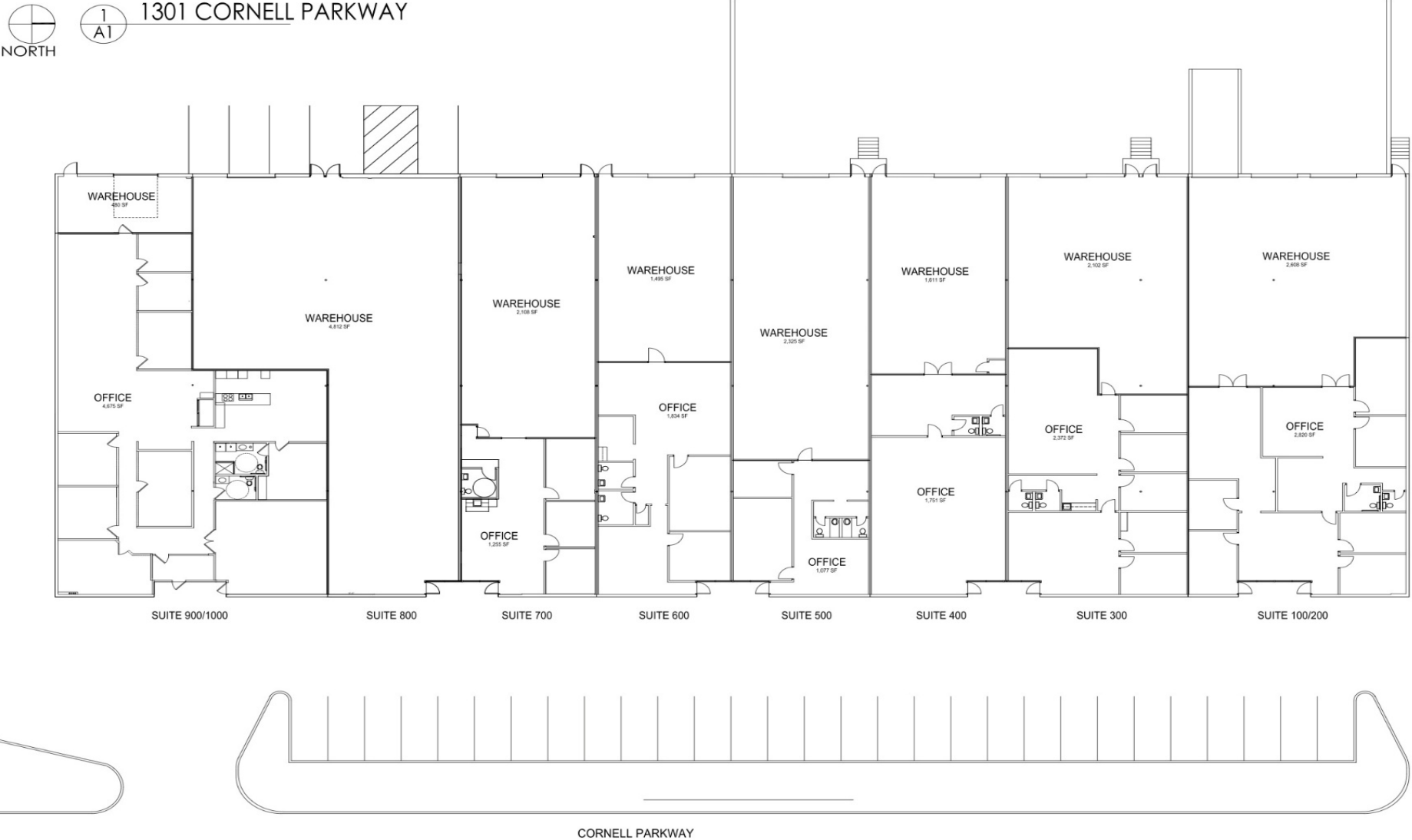
1 MILE FROM I-40

2.5 MILES FROM I-44

1301 CORNELL PARKWAY



1301 CORNELL PARKWAY SITE PLAN



1301 CORNELL PARKWAY AERIAL

