

DECKER SHOPPING CENTER

8,860 SF OFFICE/RETAIL

FOR LEASE



1200 S. Air Depot Blvd., Midwest City, Oklahoma 73110



7501 Broadway Extension
Oklahoma City, OK 73116

Presented By:

George W. Huffman

CEO | Managing Broker

M: 405.409.4400

O: 405.752.2525

george@iwpok.com



PROPERTY OVERVIEW

The Decker Shopping Center has great visibility to traffic on Air Depot and has a mix of retail and service tenants. Could be utilized for a number of businesses with great location in the heart of Midwest City just one mile north of Tinker Air Force Base. Don't miss out on this prime retail space, call today!

Call: George Huffman @ 405-409-4400 | george@iwpok.com

AVAILABLE SF	8,860
BASE RATE	\$14.00 / SF
OPEX Base:	\$4.30 / SF
LEASE TYPE	NNN
TYPICAL TERM	3-5 Years
CO-BROKERAGE	3% Primary Term

FOR LEASE

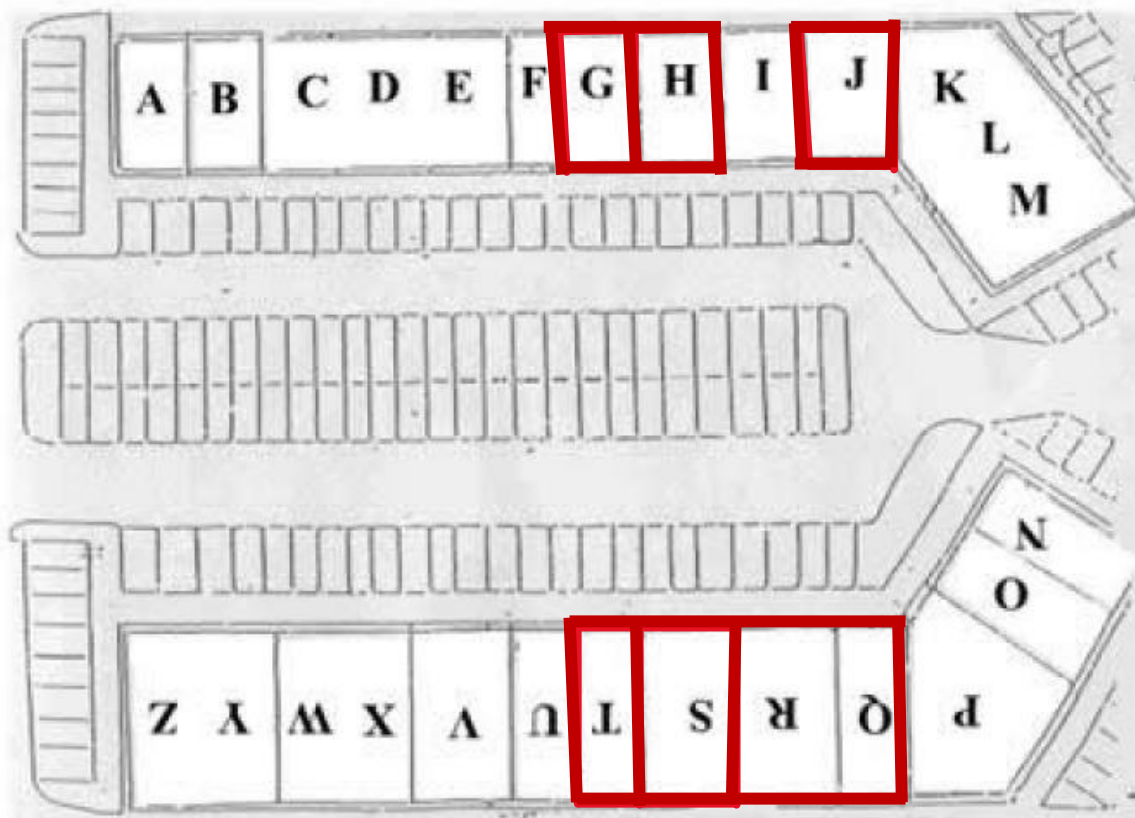
1200 S. Air Depot Blvd.



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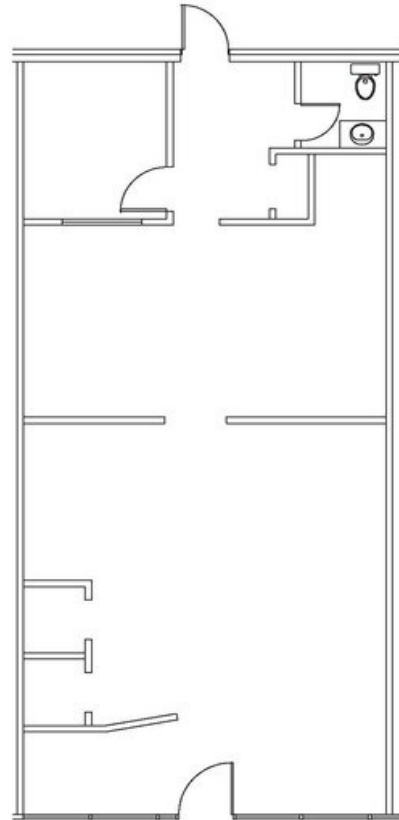


SUITE	SIZE	LEASE TYPE	LEASE RATE
Suite G	1,300 SF	NNN	\$14.00 SF/ yr
Suite H	1,360 SF	NNN	\$14.00 SF/ yr
Suite J	1,300 SF	NNN	\$14.00 SF/ yr
Suite Q & R	2,700 SF	NNN	\$14.00 SF/yr
Suite S	1,100 SF	NNN	\$14.00 SF/yr
Suite T	1,100 SF	NNN	\$14.00 SF/ yr



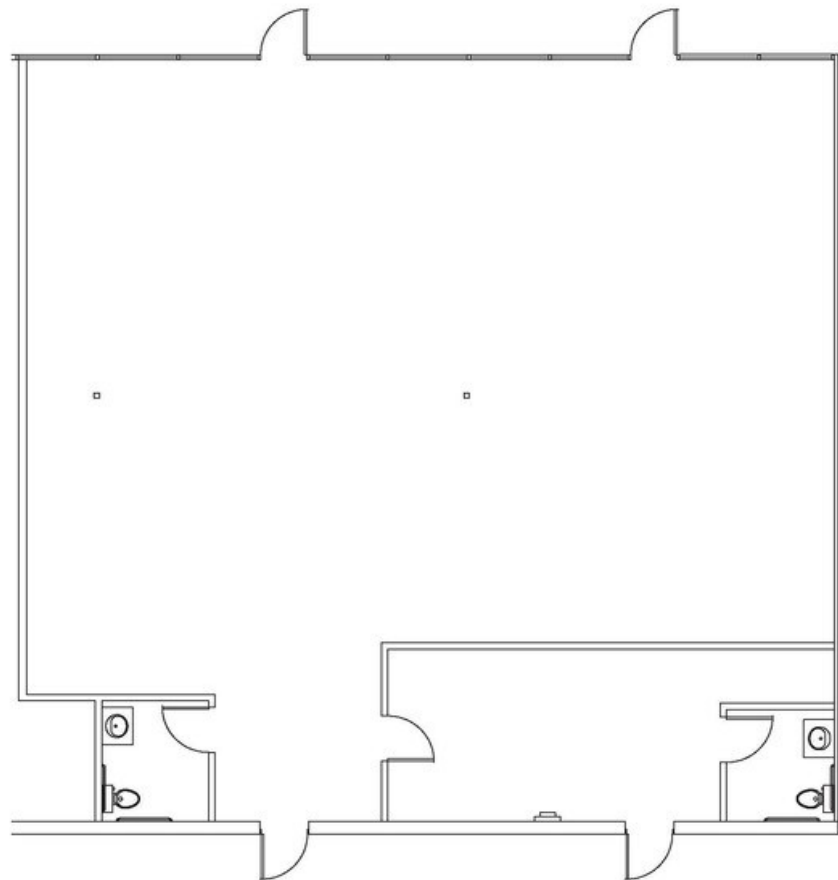
*DECKER CENTER
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*SUITE J
1,300 SF*

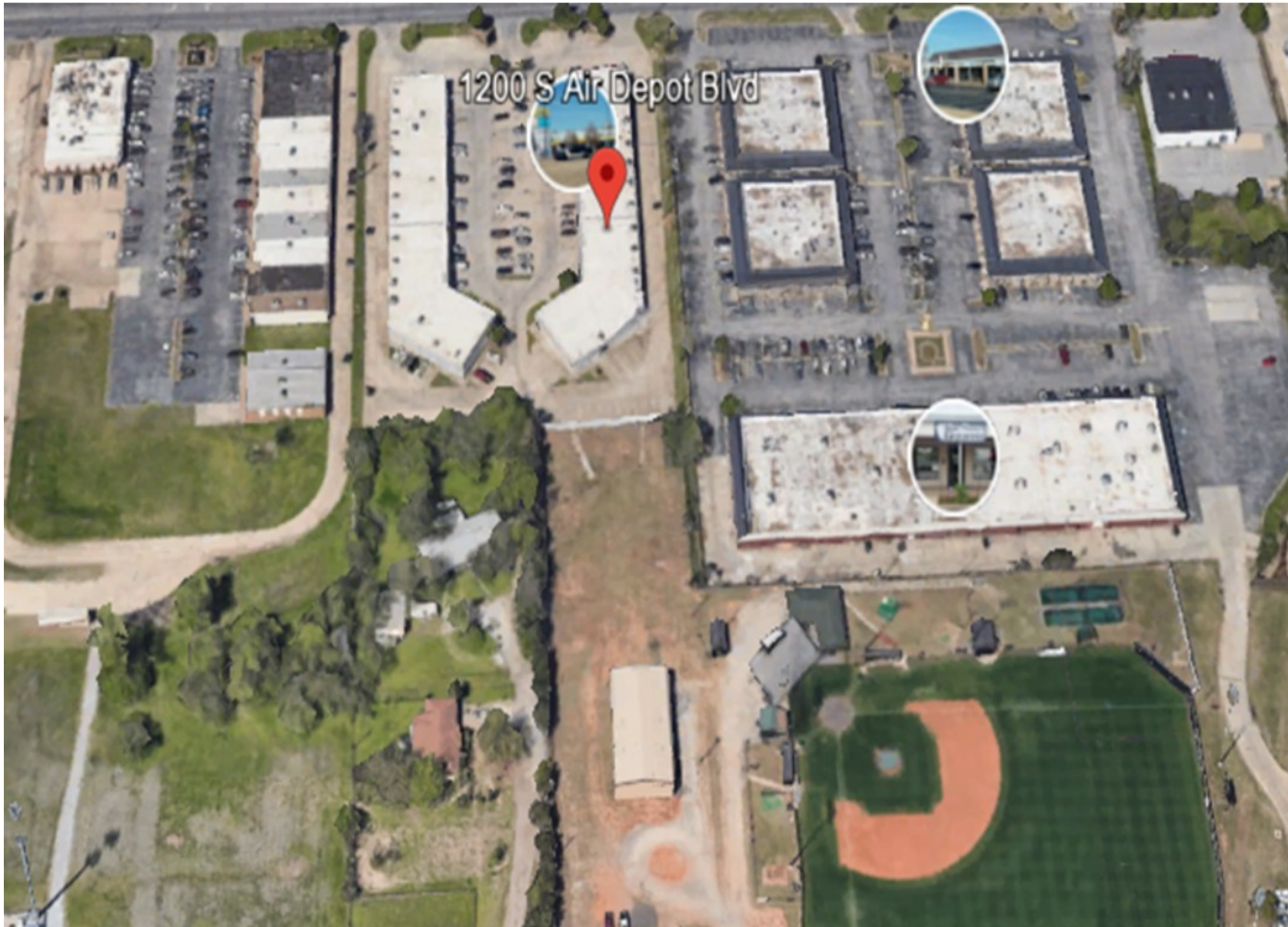


*DECKER CENTER
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*SUITE Q
2,700 SF*

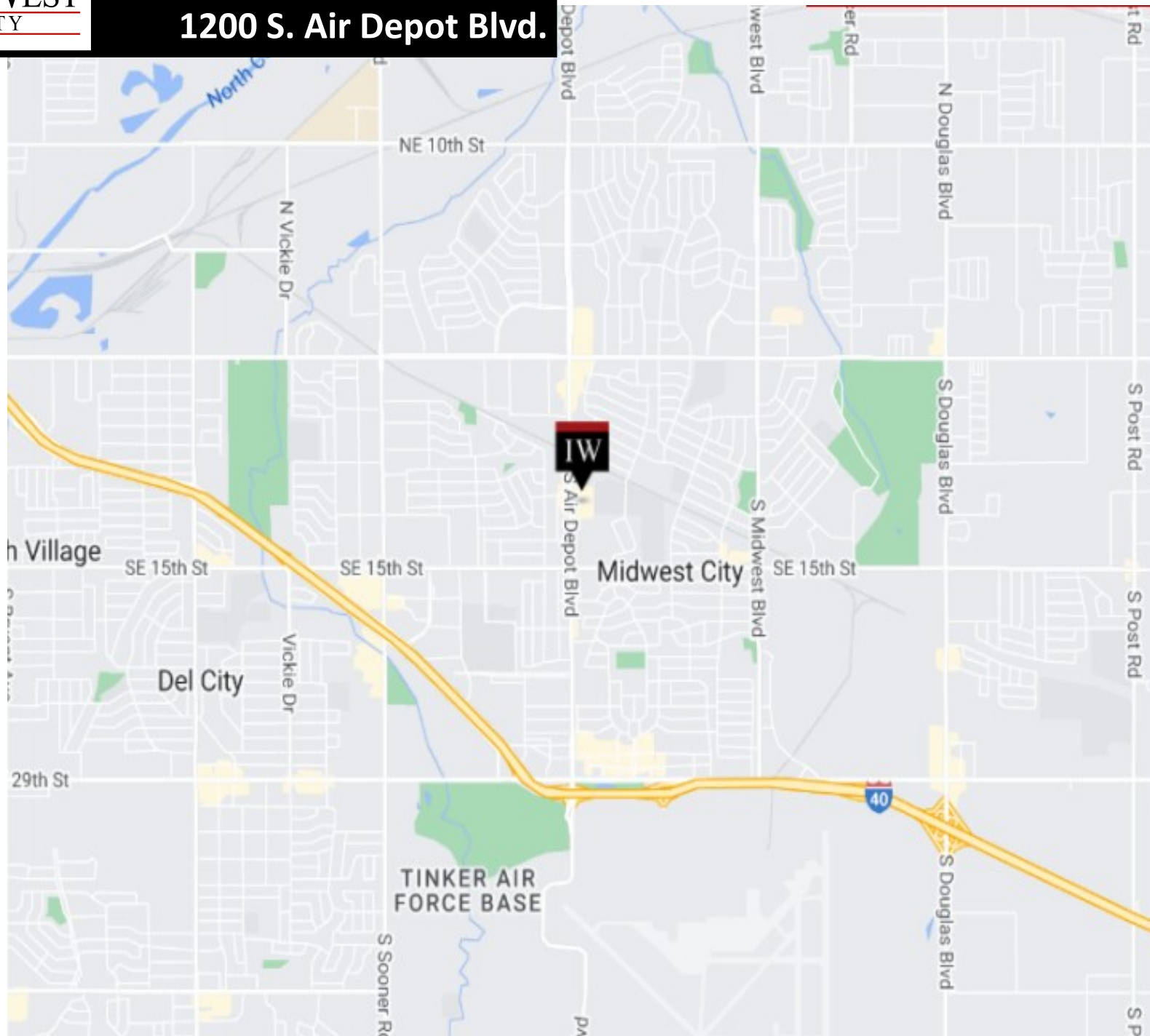


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Highlights:

- Heavy foot traffic.
- Tinker Air Force Base within a mile.
- Dedicated turn lane.
- Pylon sign.
- Cannabis Friendly.

This property is well maintained and is ready for immediate occupancy, and landlord will allow tenant remodeling within reason to fit specific tenant needs. Whether you're in manufacturing, distribution, or any business that requires a flexible workspace with the best visibility, this unit could possibly be your solution.

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