Office Space For Lease

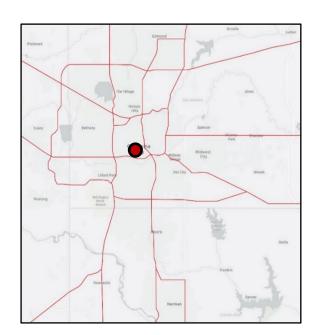


1244 N.W. 4th Street, Suite 101

Oklahoma City, Oklahoma 73108

PROPERTY HIGHLIGHTS

- 3,000 SF MOL Office
- Landlord offering 3-Months Free Rent to a Landlord Approved Tenant
- 6 Offices
- Restroom
- Break Room
- Conference Room/Open Office Area
- Private Access Available



TOTAL SF	29,586 SF on 1.15 Acres MOL
BUILT	1940 / Renovated 2019/2020
ZONED	I-2

Amir Shams +1 405 313 0333 amir@naisullivangroup.com Zac McQueen +1 405 476 9199 zac@naisullivangroup.com

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340 Oklahoma City, OK 73116

www.naisullivangroup.com

Office Space For Lease

LOCATION HIGHLIGHTS

- 300' Frontage on N.W. 4th Street
- Close Proximity to Downtown OKC
- New Restaurants in the Area
- 4 Minute Drive to I-40
- 7 Minute Drive to I-235 & I-44
- Located in Rapidly Growing Linwood District





Amir Shams +1 405 313 0333 amir@naisullivangroup.com Zac McQueen +1 405 476 9199 zac@naisullivangroup.com

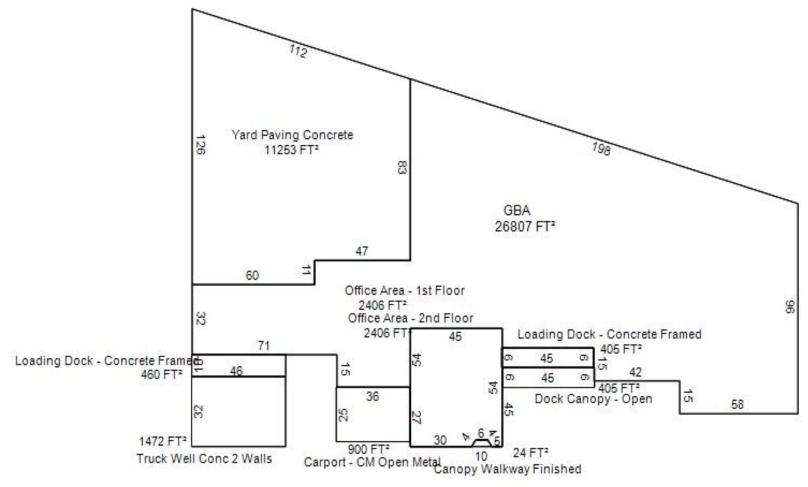
+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340 Oklahoma City, OK 73116

www.naisullivangroup.com

Office Space For Lease





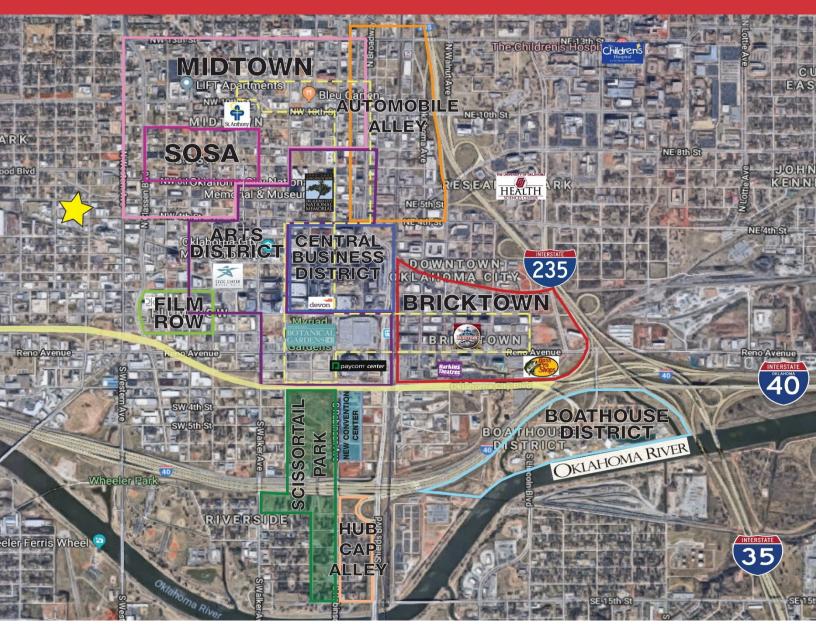
Amir Shams +1 405 313 0333 amir@naisullivangroup.com Zac McQueen +1 405 476 9199 zac@naisullivangroup.com

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340 Oklahoma City, OK 73116

www.naisullivangroup.com

Office Space For Lease



Population	1 Mile:	3 Miles:	5 Miles:
	11,671	90,084	227,009
Average Household Income	1 Mile:	3 Miles:	5 Miles:
	\$61,893	\$62,241	\$58,286
Total Households	1 Mile:	3 Miles:	5 Miles:
	3,877	35,072	89,854

Amir Shams +1 405 313 0333 amir@naisullivangroup.com

Zac McQueen +1 405 476 9199 zac@naisullivangroup.com

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340 Oklahoma City, OK 73116

www.naisullivangroup.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.