



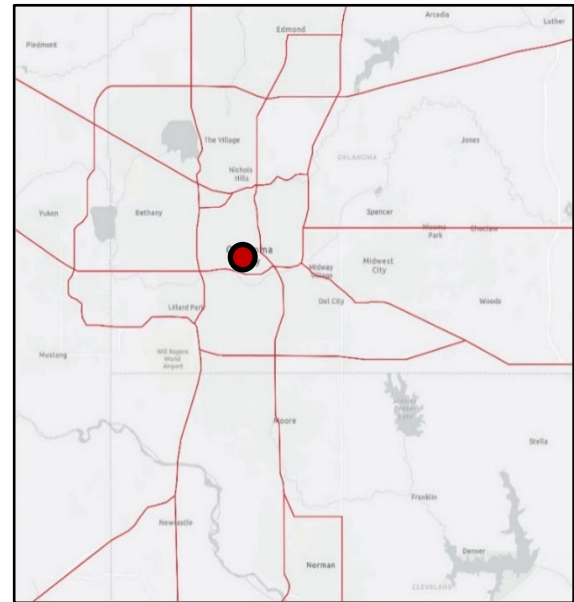
REDUCED Lease Price: \$1,300/Month
(\$5.20/SF/YR/NNN)
NNN Charges: \$0.57/SF/YR

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

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



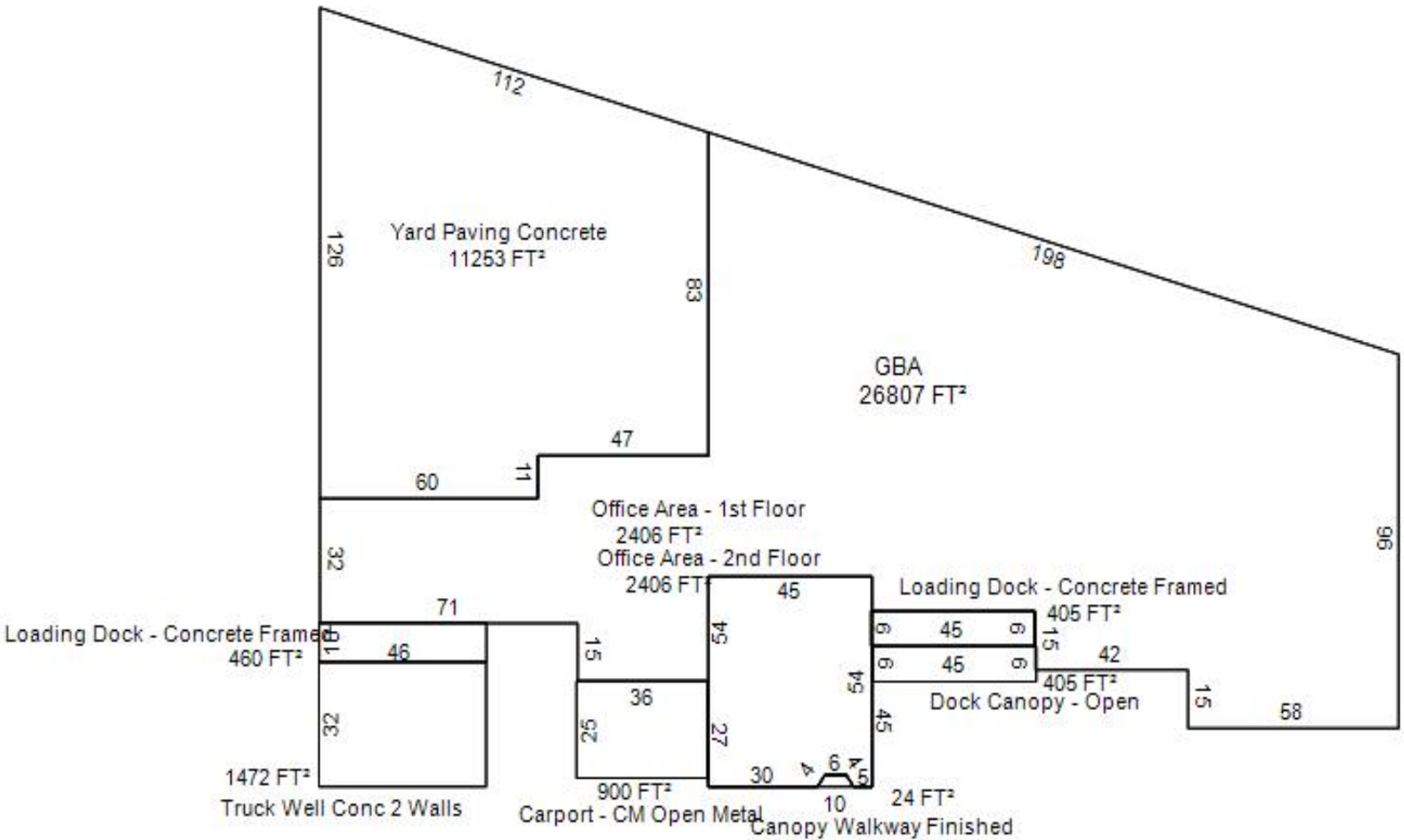
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Population	1 Mile: 11,671	3 Miles: 90,084	5 Miles: 227,009
Average Household Income	1 Mile: \$61,893	3 Miles: \$62,241	5 Miles: \$58,286
Total Households	1 Mile: 3,877	3 Miles: 35,072	5 Miles: 89,854

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