

Executive Summary



DETAILS

Lease Rate:	\$14 - 21 SF/yr
Lease Types:	MG & NNN
Available Units:	3
Available SF:	1,844 - 8,090 SF
Lot Size:	21,632 SF
Building Size:	17,000 SF
Renovated:	2016

OVERVIEW

Located at 1012 NW 1st Street, just west of Oklahoma City’s downtown core and historic Film Row. The property offers convenient access to Downtown OKC, I-40 and nearby West Downtown destinations, including The Jones Assembly, West Village and the growing Film Row district.

HIGHLIGHTS

- Potential Outdoor Patio Space on Classen
- Fully Fire Sprinklered Building
- On-site Parking Available
- Walking Distance to West Village and Film Row
- Suitable for Restaurant, Retail & Office Users
- Building Signage
- Private Restrooms
- N. Classen Blvd. – 24,240 Vehicles Per Day

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LEASE SPACES



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,844 - 8,090 SF	Lease Rate:	\$14 - \$21 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite A - Retail / Restaurant	Available	2,589 - 8,090 SF	NNN	\$18.00 SF/yr	Built Out
Suite B - Retail / Restaurant / Office	Available	1,844 - 8,090 SF	NNN	\$14.00 SF/yr	Shell Space
Suite C - Office	Available	3,657 - 8,090 SF	NNN	\$21.00 SF/yr	Built Out

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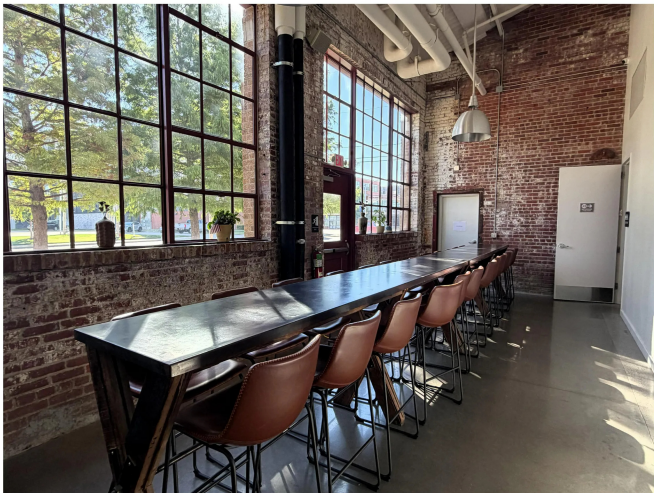
FLOOR PLANS (SUITES A, B & C)



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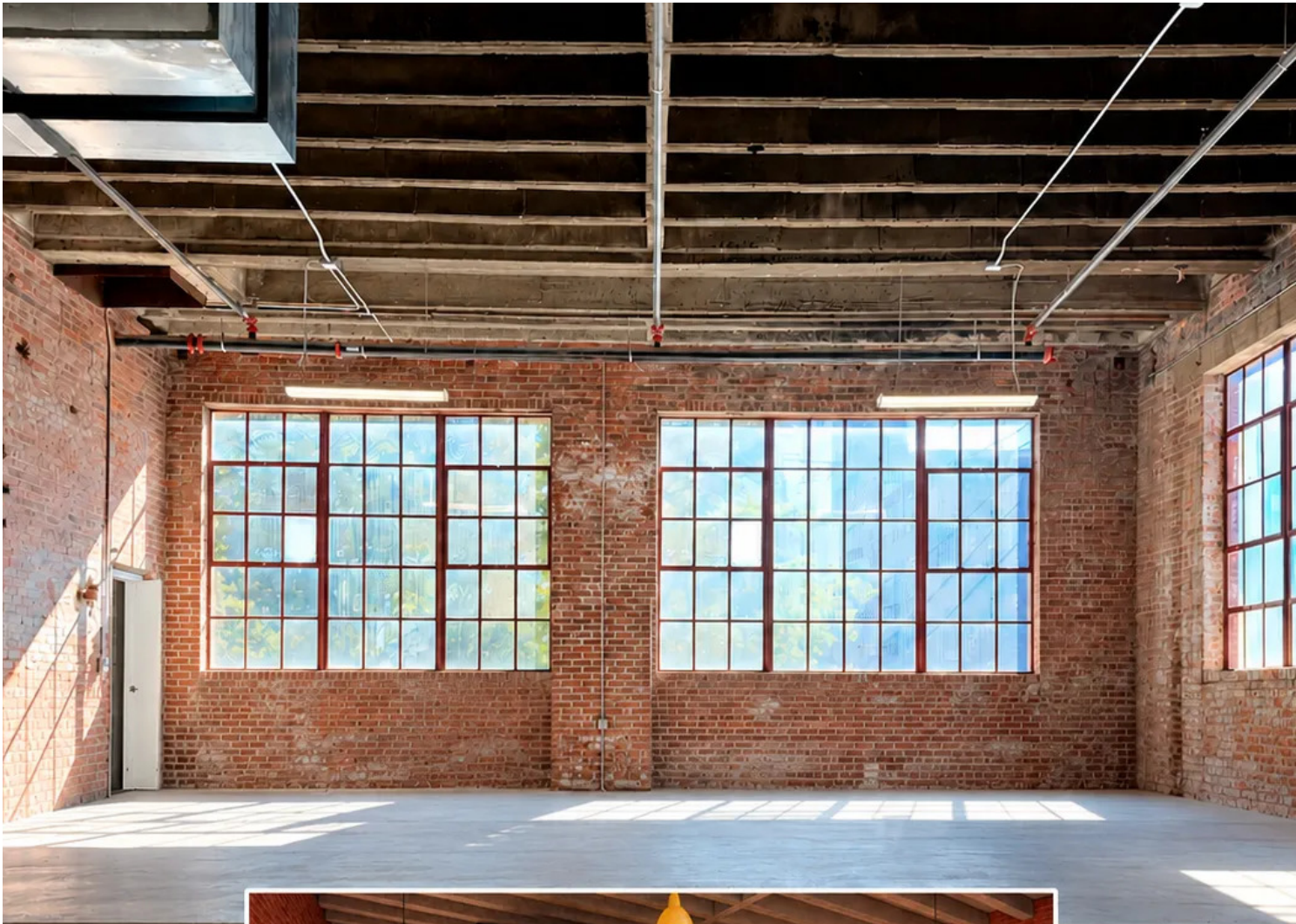
SUITE A PHOTOS - 1st FLOOR



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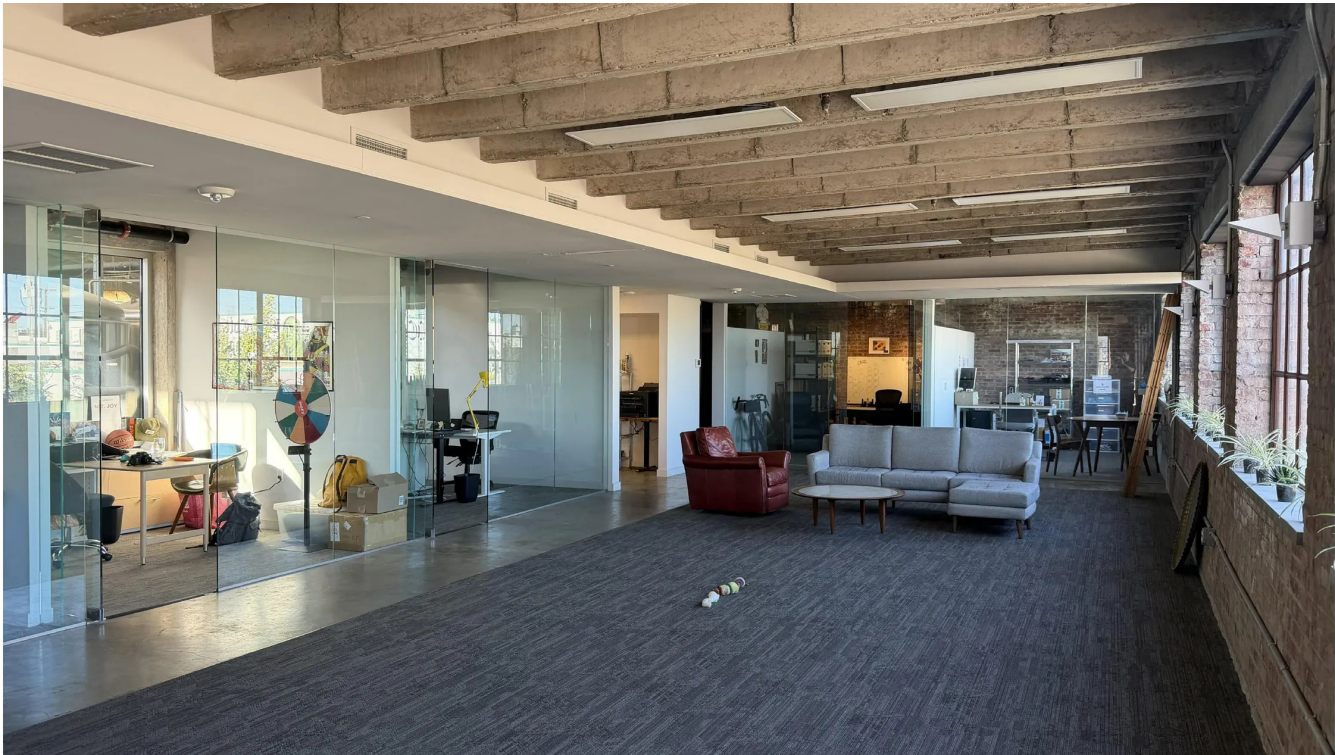
SUITE B PHOTO - 1st FLOOR



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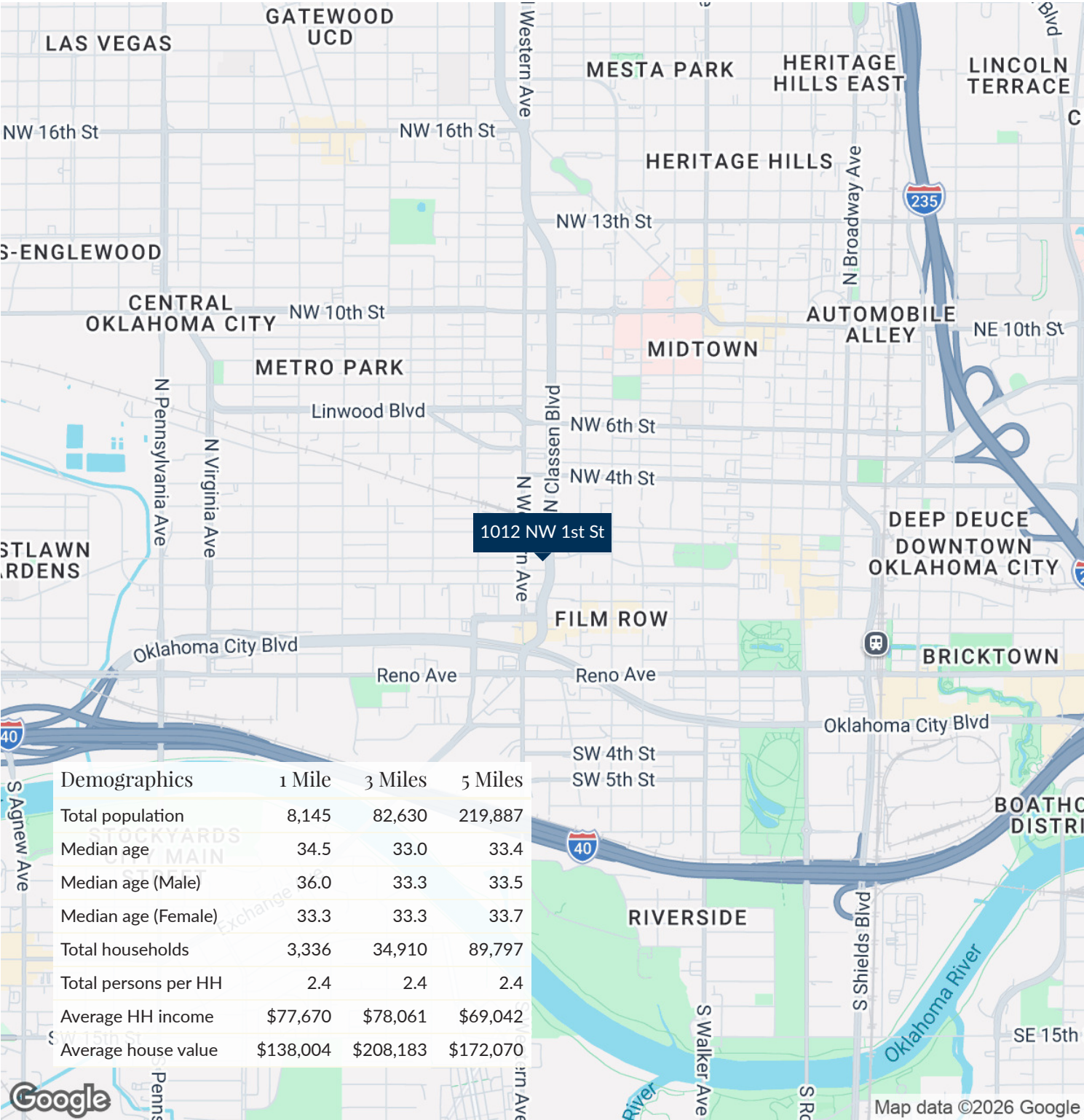
SUITE C PHOTOS - 2nd FLOOR



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LOCATION MAP



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