

1737 NW 5th St

1737 NW 5th St, Oklahoma City, OK 73106

For Lease



Details

Lease Rate:	\$6 - 8 SF/yr (Gross)
Available SF:	7,000 - 10,400 SF
Lot Size:	14,040 SF
Building Size:	16,891 SF
Renovated:	2023

Highlights

- New Exterior Facade
- Interior Cold Storage
- Phase 3 Electric
- Mezzanine Space - Additional Office or Storage

Overview

This 10,400 SF property offers a versatile combination of studio/office space and warehouse space, making it an excellent option for a variety of creative, industrial, showroom, production, and flex uses. Approximately 3,400 SF of studio/office space features impressive ceiling heights of up to 22 feet, exposed steel truss elements, and a functional layout that can accommodate a variety of configurations. The studio area is currently divided into two approximately 1,700 SF spaces, each with its own entrance along 5th Street and ADA restroom. The spaces can also be opened up to connect directly with the warehouse area, providing flexibility for an owner-user or tenant with larger operational needs. The remaining 7,000 SF warehouse provides substantial open workspace and includes a steel staircase leading to an approximately 800 SF mezzanine that is not included in the advertised square footage. The warehouse also features an ADA restroom, a 12' x 12' automatic overhead door, and an additional exterior door. Outside, the property offers a fenced 50' x 80' concrete yard with gated access, providing additional flexibility for storage, loading, or operational needs. The property also benefits from extensive free, unlimited parking in the surrounding area.

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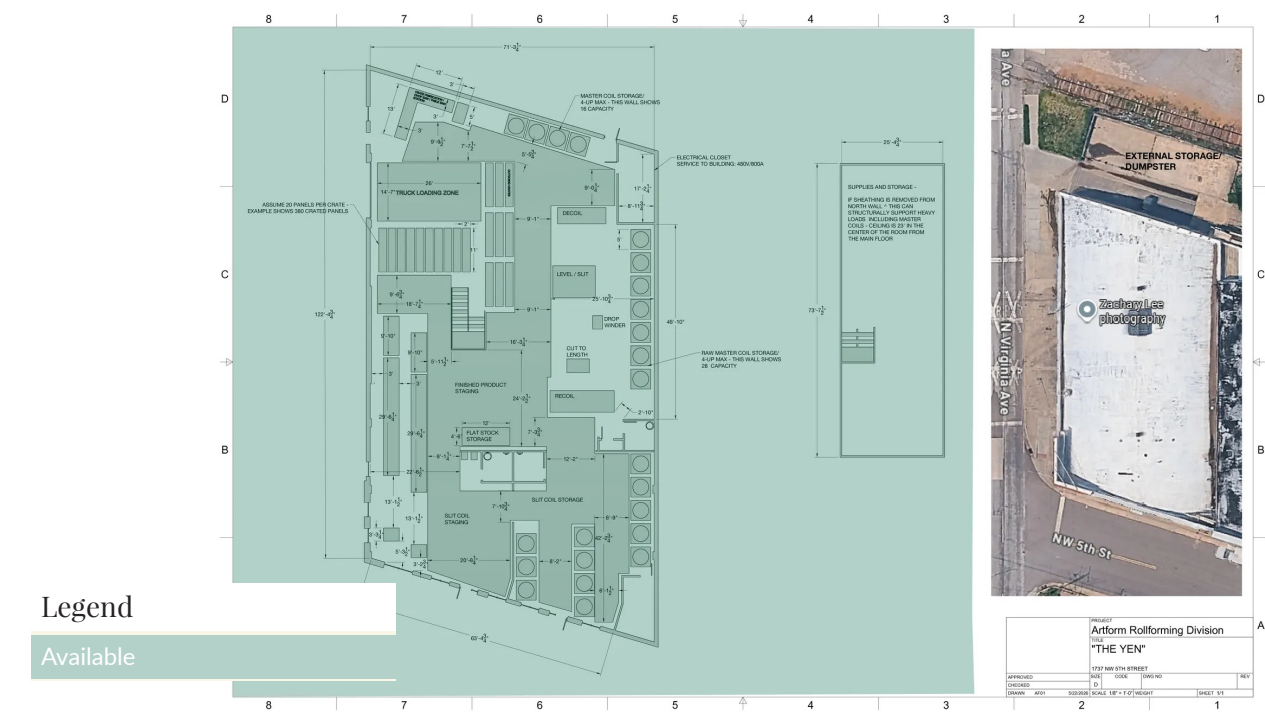
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Lease Information

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	7,000 - 10,400 SF	Lease Rate:	\$6 - \$8 SF/yr

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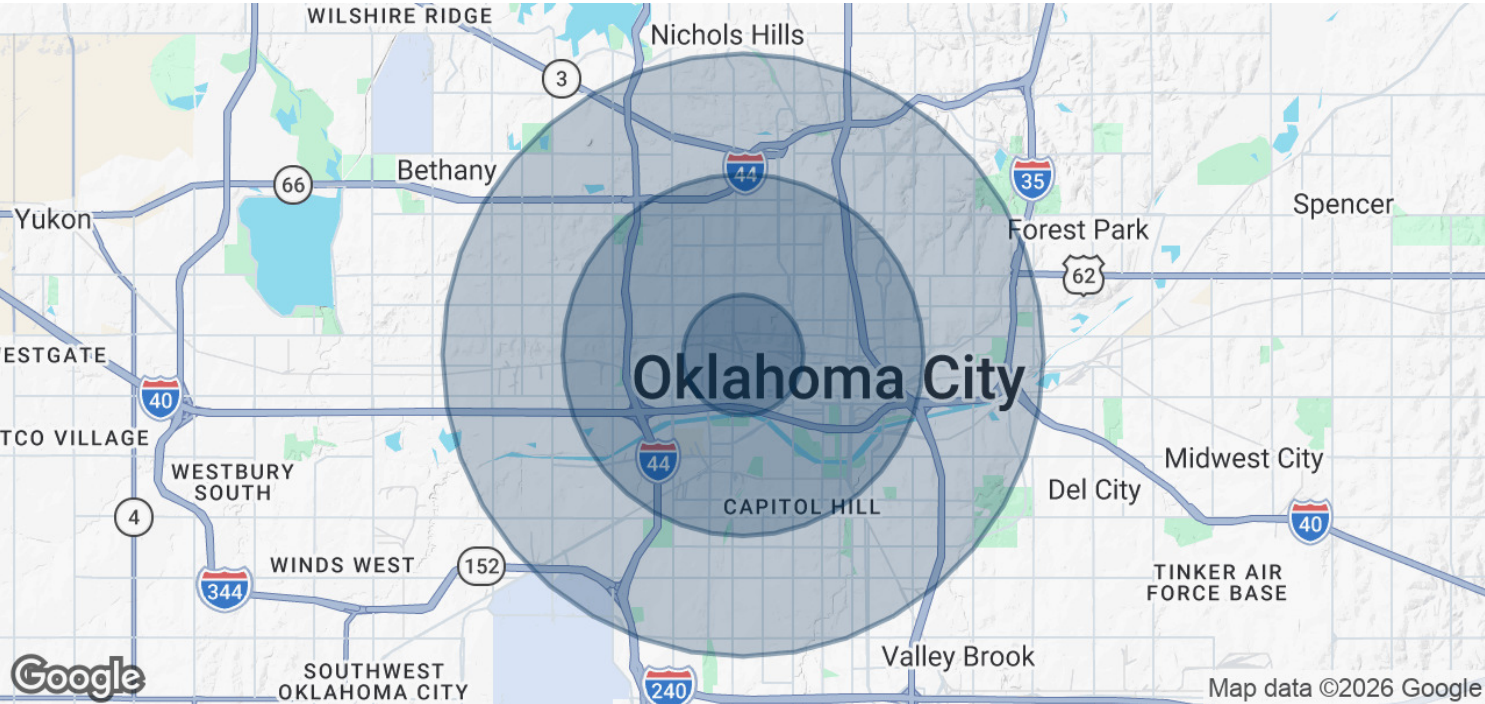
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Population	1 Mile	3 Miles	5 Miles
Total Population	9,689	86,788	227,235
Average Age	34.1	33.3	33.4
Average Age (Male)	37.0	34.1	33.7
Average Age (Female)	32.2	33.2	33.8
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,968	37,329	93,412
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$76,453	\$79,886	\$71,399
Average House Value	\$154,497	\$214,159	\$184,658

2023 American Community Survey (ACS)

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