

INDUSTRIAL SPACE FOR LEASE

3108 SE 44TH
ST

Oklahoma City, OK 73135

ADEN STRUBLE
405.210.3910
aden@creekcre.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Four brand new brick flex suites are now available for lease at 3108 S Bryant Ave, offering 1,360 SF each with the ability to combine up to 4,080 SF for a larger user. Each suite features a front office/showroom with 20' ceilings and mezzanine storage above, flowing into a rear warehouse bay with 14' clear height, a 12'x12' roll-up door, and individual man door all behind a gated, keypad-secured rear yard with a large concrete apron. Suites are individually climate controlled and finished with a large restroom and mop sink, making them move-in ready for contractors, trades, service businesses, or light industrial users.

PROPERTY HIGHLIGHTS

- Brand new construction
- 1,360 SF suites — combinable up to 4,080 SF
- 20' ceilings in front office/showroom with mezzanine storage; 14' clear in warehouse bay
- 12'x12' roll-up doors with bollard protection and individual rear man doors
- Gated & secured rear vard with keypad access and large concrete

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OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Available SF:	1,360 - 4,080 SF
Building Size:	5,440 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,973	21,875	63,113
Total Population	10,655	59,216	161,583
Average HH Income	\$59,676	\$63,725	\$66,371

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ADDITIONAL PHOTOS



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FLOOR PLANS

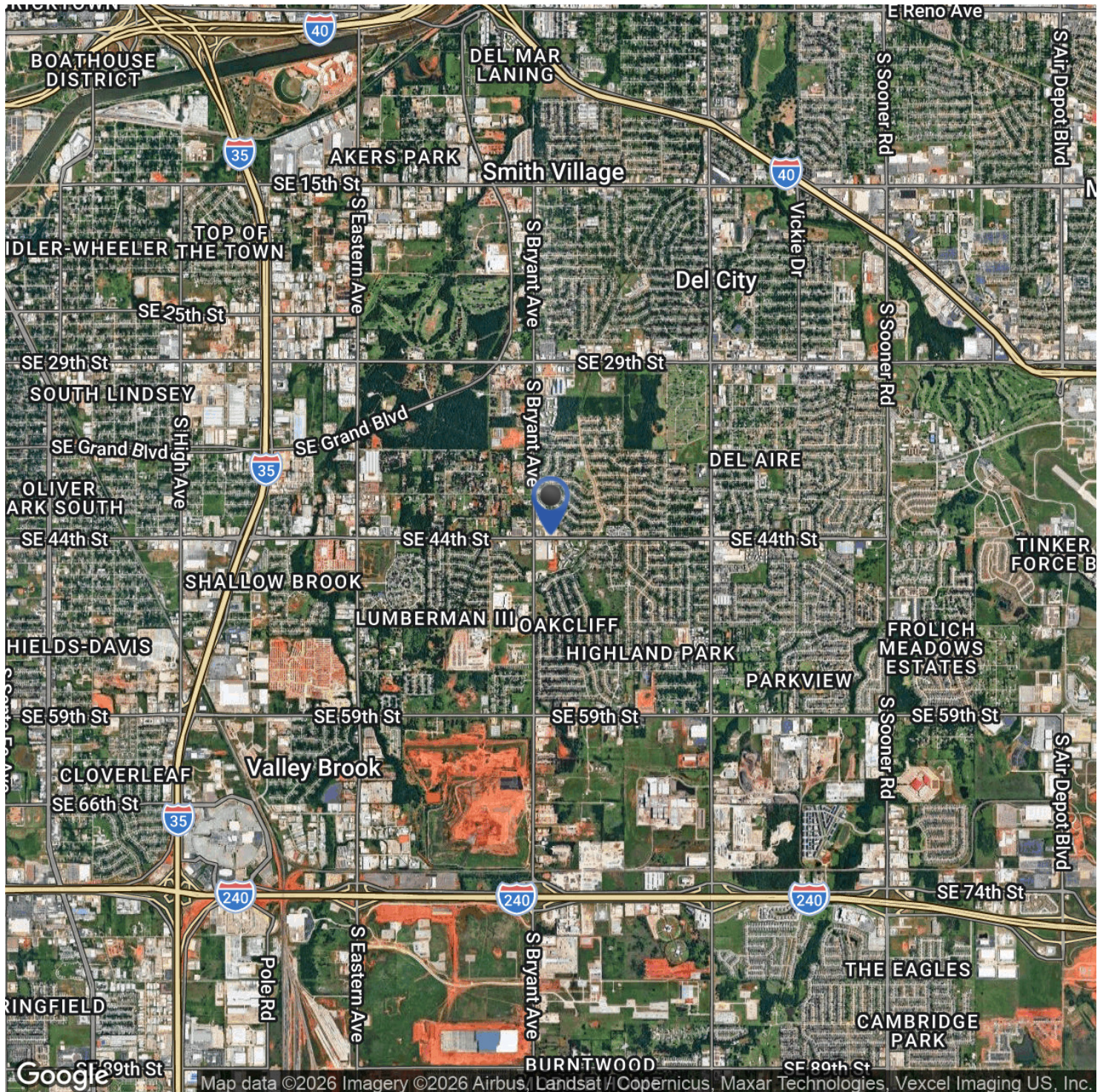


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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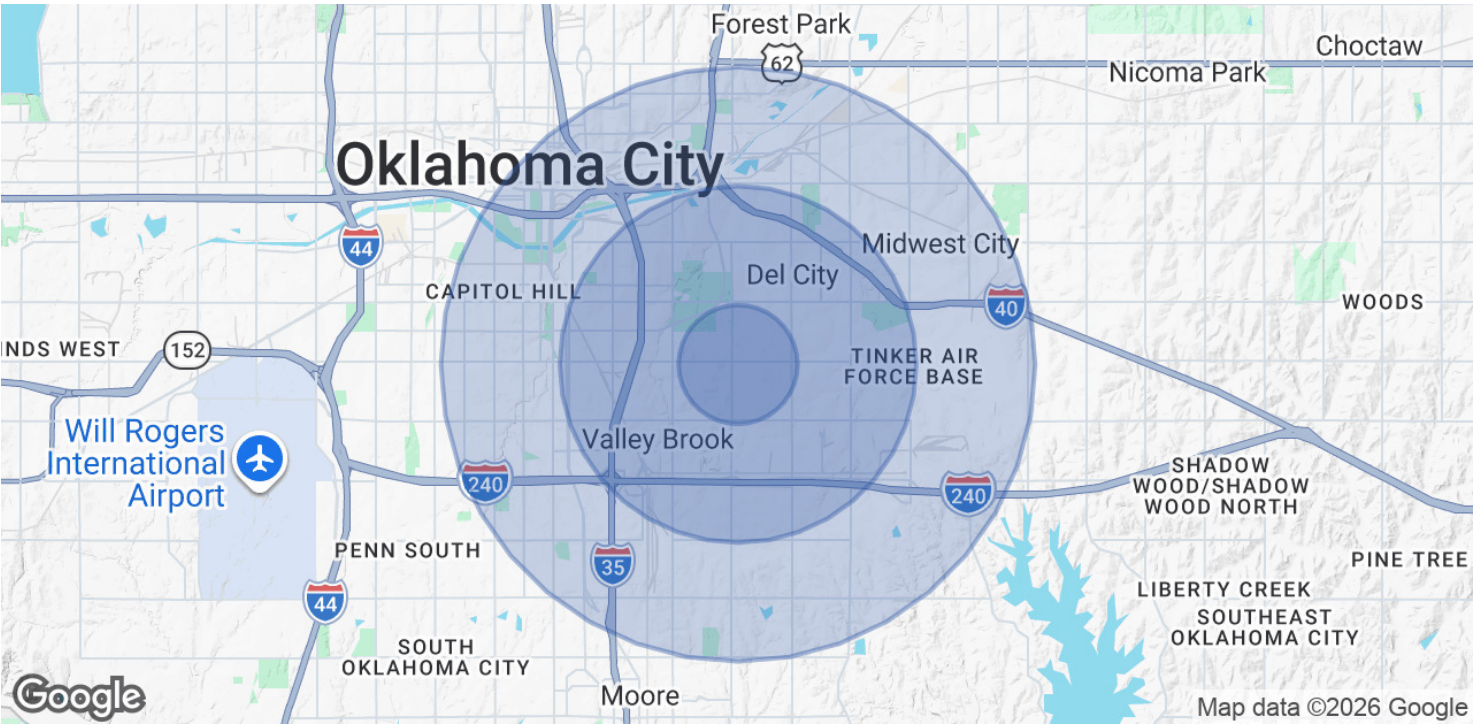
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,655	59,216	161,583
Average Age	31.1	31.9	33.4
Average Age (Male)	29.2	31.5	32.7
Average Age (Female)	27.7	32.1	33.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,973	21,875	63,113
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$59,676	\$63,725	\$66,371
Average House Value	\$98,787	\$123,229	\$140,745

2023 American Community Survey (ACS)

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