



Lease Price: \$1,500/Month  
 (\$6.00/SF/YR/NNN)  
 NNN Charges: \$0.57/SF/YR

**1244 N.W. 4th Street**

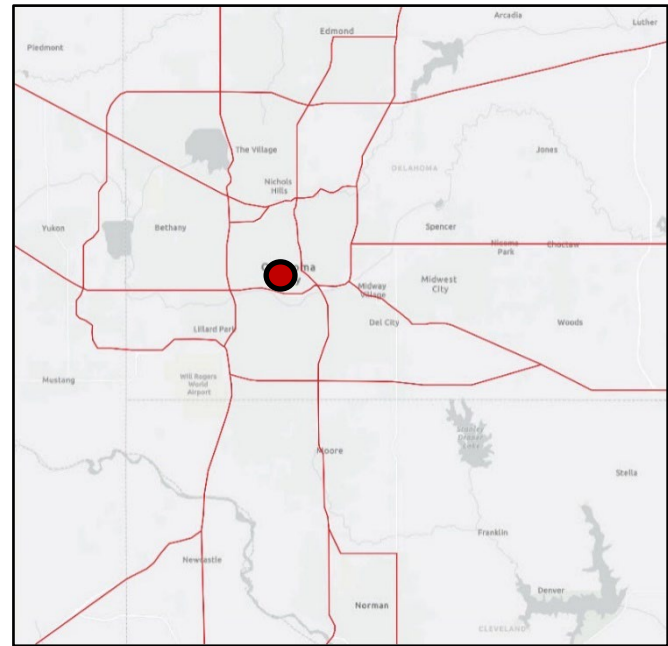
Oklahoma City, Oklahoma 73108

**PROPERTY HIGHLIGHTS**

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

**SUITES AVAILABLE**

- Suite 101 - 3,000 SF Office



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](http://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



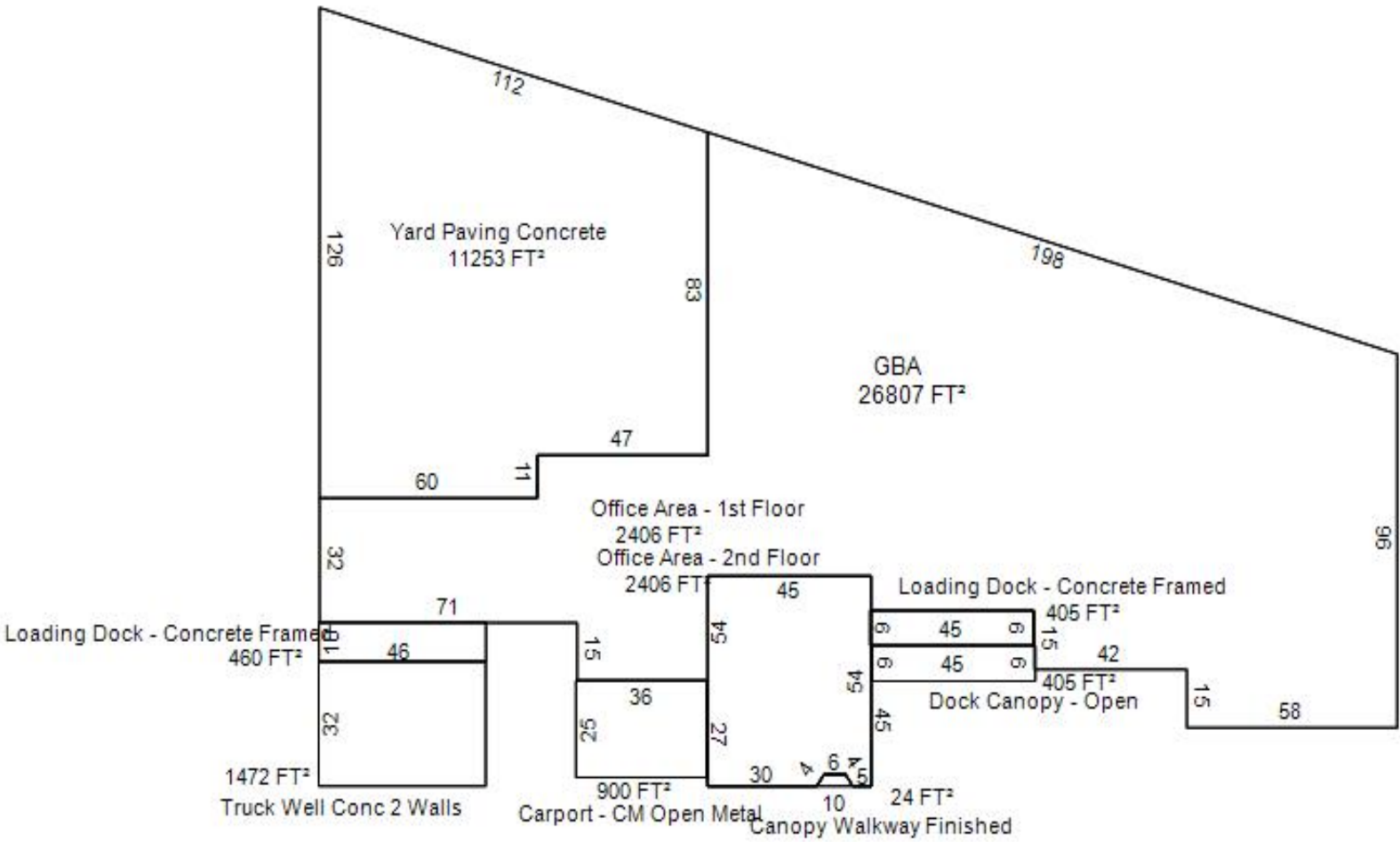
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Population	1 Mile: 11,671	3 Miles: 90,084	5 Miles: 227,009
Average Household Income	1 Mile: \$61,893	3 Miles: \$62,241	5 Miles: \$58,286
Total Households	1 Mile: 3,877	3 Miles: 35,072	5 Miles: 89,854

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