

**REDUCED Lease Price: \$2,500/MONTH/NNN**



## 1728 N.W. 5th Street

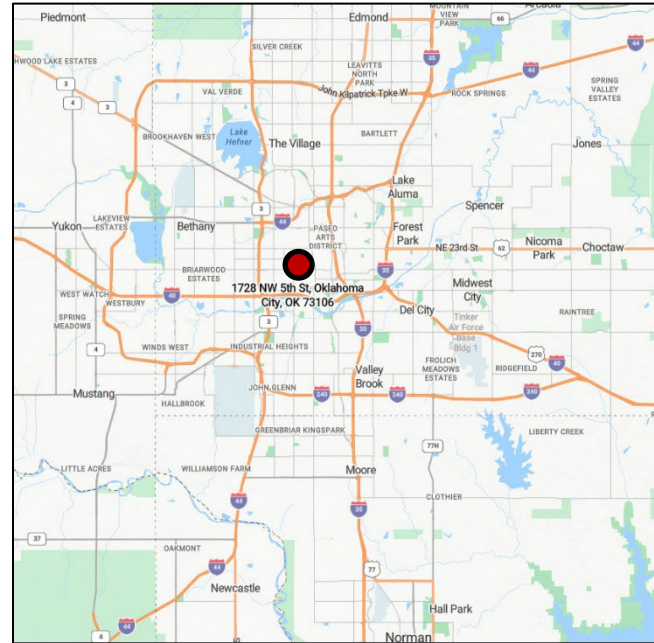
Oklahoma City, Oklahoma 73106

### PROPERTY HIGHLIGHTS

- **6,968 SF MOL**
- Recently Remodeled - Q2 2023
- (1) Private Office
- (1) Office Restroom
- (1) ADA Restroom
- LED Lights in Warehouse
- Drive In Door (10' x 12')
- Approx 95% to 5% Warehouse to Office Ratio
- Pull Through Capability
- **Offering 30 Days Free Rent to Landlord Approved User**

### LOCATION HIGHLIGHTS

- West Downtown Location Close to Film Row & Midtown OKC
- Quick Access to Interstates



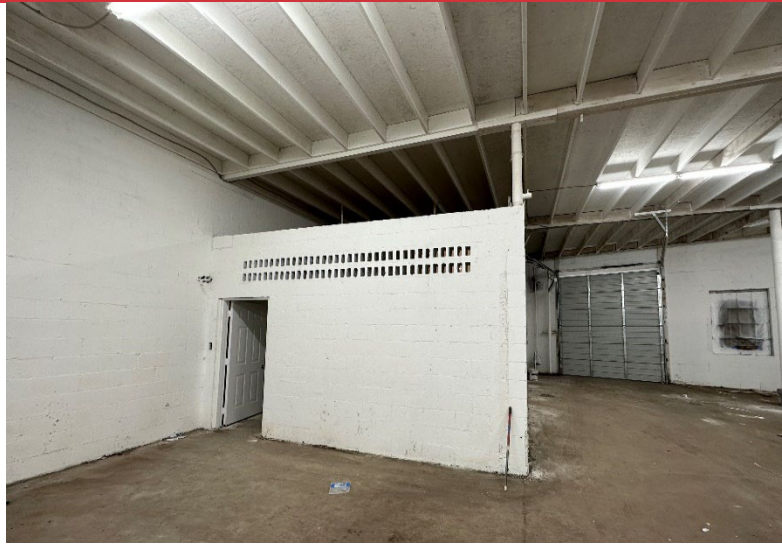
**Amir Shams**  
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**+1 405 840 0600 OFFICE**

4045 N.W. 64<sup>th</sup> Street, Suite 340  
Oklahoma City, OK 73116

[www.naisullivangroup.com](http://www.naisullivangroup.com)



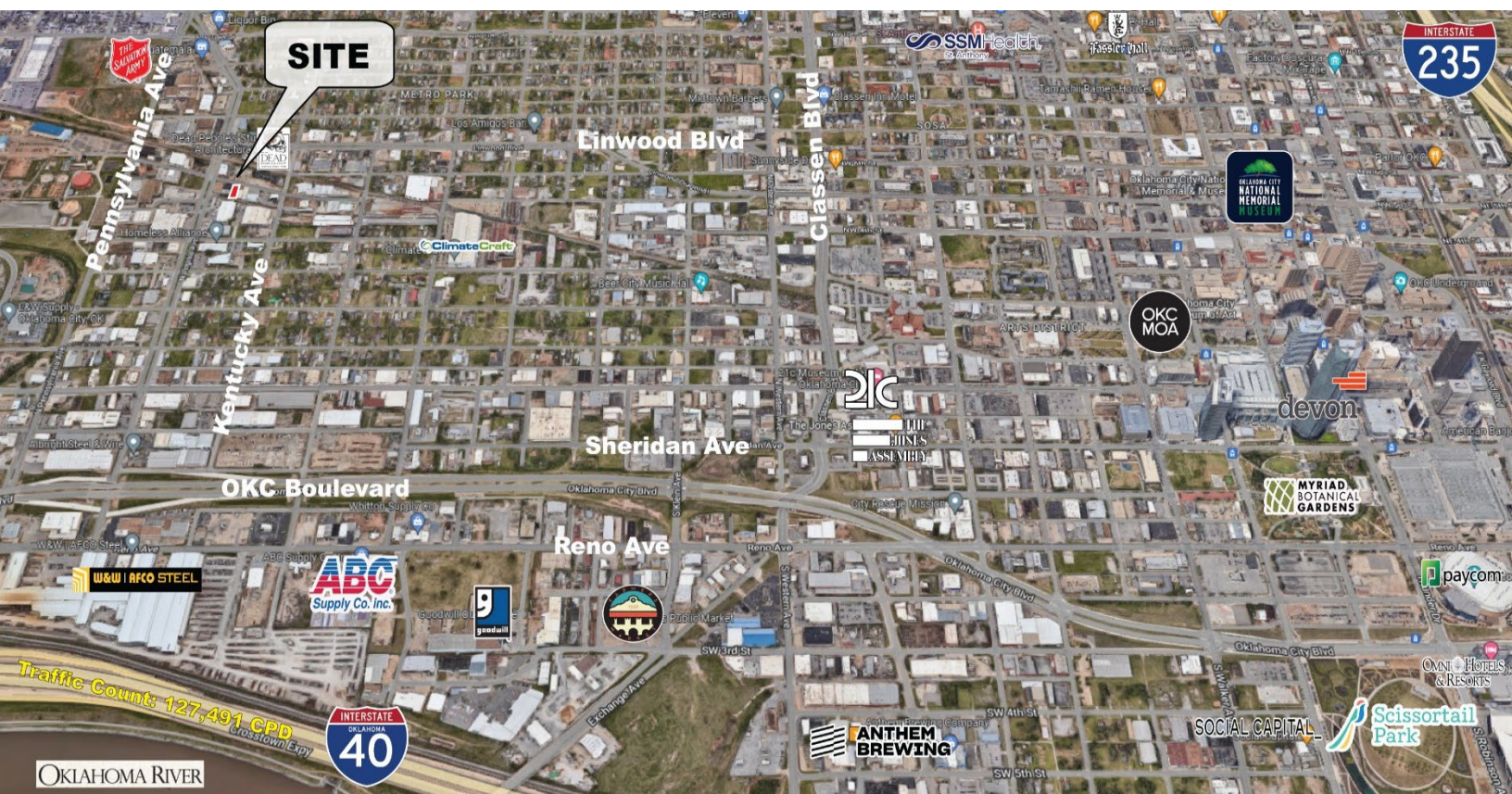
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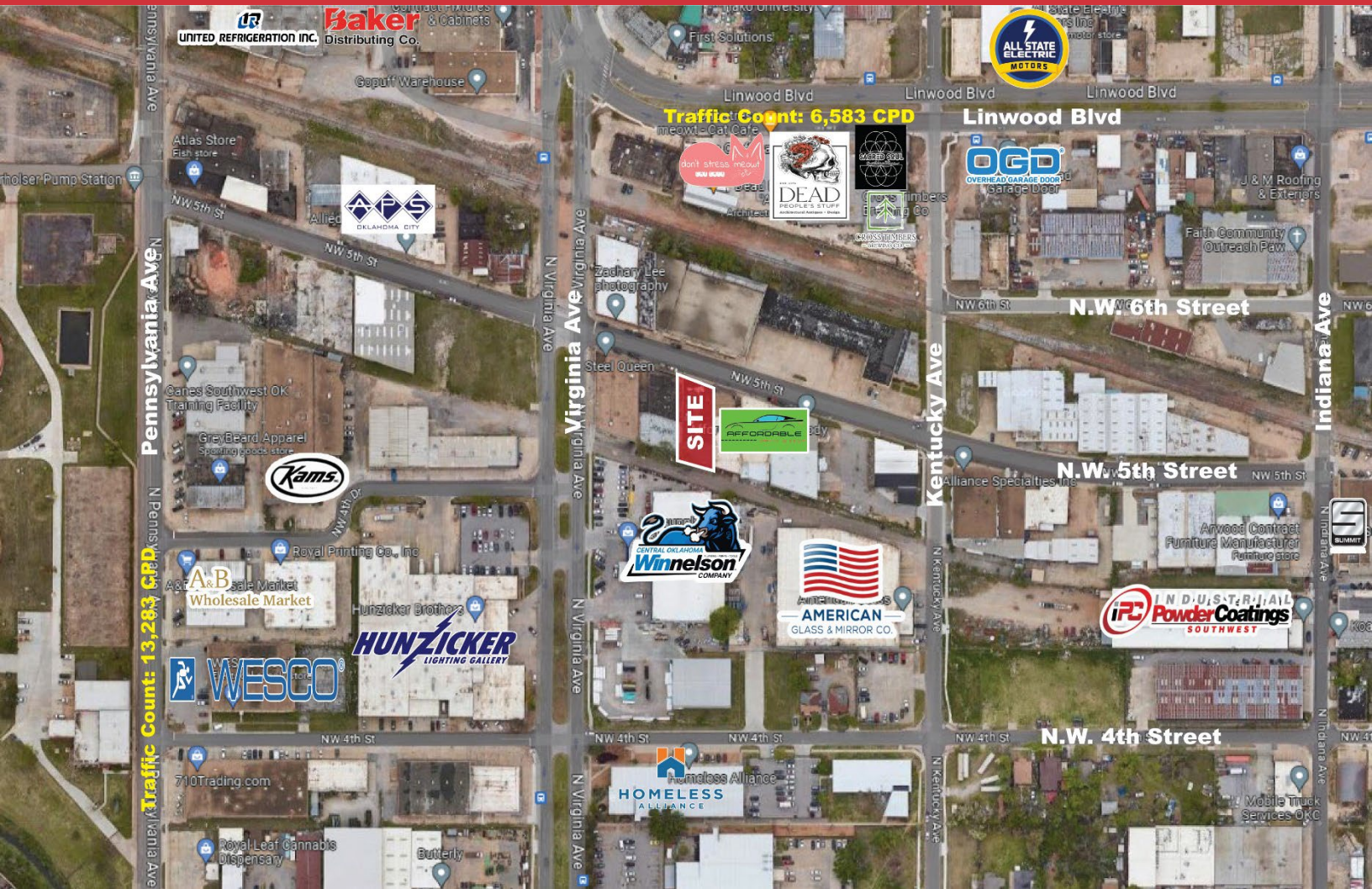
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Population	1 Mile: 10,103	3 Miles: 94,283	5 Miles: 237,516
Average Household Income	1 Mile: \$48,808	3 Miles: \$64,120	5 Miles: \$60,062
Total Households	1 Mile: 3,373	3 Miles: 37,010	5 Miles: 94,536

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