



### **3204-3208 S.W. 59<sup>th</sup> Street**

Oklahoma City, Oklahoma 73119

#### **PROPERTY HIGHLIGHTS**

- **3204 S.W. 59<sup>th</sup> Street, Suite A:**  
**3,038 SF - \$2,500/Month NNN**
- Flex Space
- Approx. 60%/40% Office to Warehouse Ratio
- (1) Grade Level Door (10'W x 12'H)
- Recently Renovated Space
- Very Clean and Ready for Occupancy
- (2) Private Offices
- Conference Room
- Potential Training Room
- Kitchenette
- Reception Area
- ADA Restroom

- **3204 S.W. 59<sup>th</sup> Street, Suite C:**  
**2,000 SF - \$2,000/Month NNN**
- Approx 35%/65% Office to Warehouse Ratio
- Warehouse Space
- (1) Private Office
- Open Area
- Kitchenette
- (1) Restroom
- (1) Grade Level Door (10'W x 12'H)
- **3208 S.W. 59<sup>th</sup> Street, Suite C:**  
**2,000 SF - \$2,000/Month NNN**
- Approx 40%/60% Office to Warehouse Ratio
- (3) Private Offices
- Kitchenette
- (1) Restroom
- (1) Grade Level Door (10'W x 12'H)
- Fully Climate Controlled

**Amir Shams**

+1 405 313 0333

amir@naisullivangroup.com

**Zac McQueen**

+1 405 476 9199

zac@naisullivangroup.com

**RJ Jimenez**

+1 940 597 9341

rj@naisullivangroup.com

**+1 405 840 0600 OFFICE**

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

**www.naisullivangroup.com**



**Amir Shams**  
+1 405 313 0333  
amir@naisullivangroup.com

**Zac McQueen**  
+1 405 476 9199  
zac@naisullivangroup.com

**RJ Jimenez**  
+1 940 597 9341  
rj@naisullivangroup.com

**+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)



**3204 SUITE A**



**3,038 SF**



**Amir Shams**  
+1 405 313 0333  
amir@naisullivangroup.com

**Zac McQueen**  
+1 405 476 9199  
zac@naisullivangroup.com

**RJ Jimenez**  
+1 940 597 9341  
rj@naisullivangroup.com

**+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)



**3204 SUITE C**



**2,000 SF**

**Amir Shams**  
+1 405 313 0333  
amir@naisullivangroup.com

**Zac McQueen**  
+1 405 476 9199  
zac@naisullivangroup.com

**RJ Jimenez**  
+1 940 597 9341  
rj@naisullivangroup.com

**+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)



**3208 SUITE C**



**2,000 SF**

**Amir Shams**  
+1 405 313 0333  
amir@naisullivangroup.com

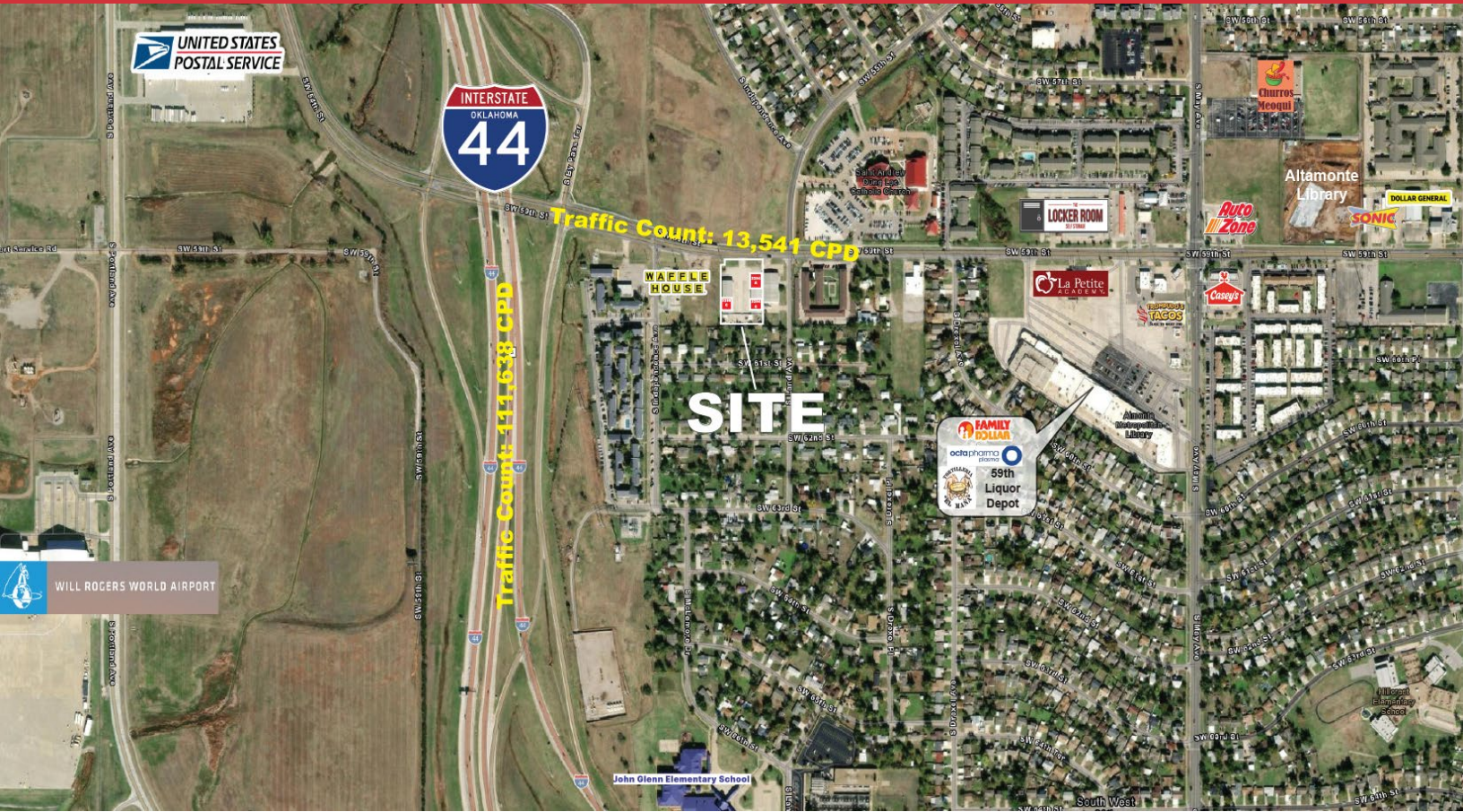
**Zac McQueen**  
+1 405 476 9199  
zac@naisullivangroup.com

**RJ Jimenez**  
+1 940 597 9341  
rj@naisullivangroup.com

**+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)



## LOCATION HIGHLIGHTS

- Very quick access to I-44
- 5 Minute Drive to Will Rogers World Airport
- Located in a Residential Area Excellent for Residential Service Business

Population	1 Mile: 13,264	3 Miles: 89,867	5 Miles: 168,520
Average Household Income	1 Mile: \$49,861	3 Miles: \$53,081	5 Miles: \$60,884
Total Households	1 Mile: 4,797	3 Miles: 32,661	5 Miles: 62,289

**Amir Shams**  
+1 405 313 0333  
amir@naisullivangroup.com

**Zac McQueen**  
+1 405 476 9199  
zac@naisullivangroup.com

**RJ Jimenez**  
+1 940 597 9341  
rj@naisullivangroup.com

**+1 405 840 0600 OFFICE**

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

**www.naisullivangroup.com**