

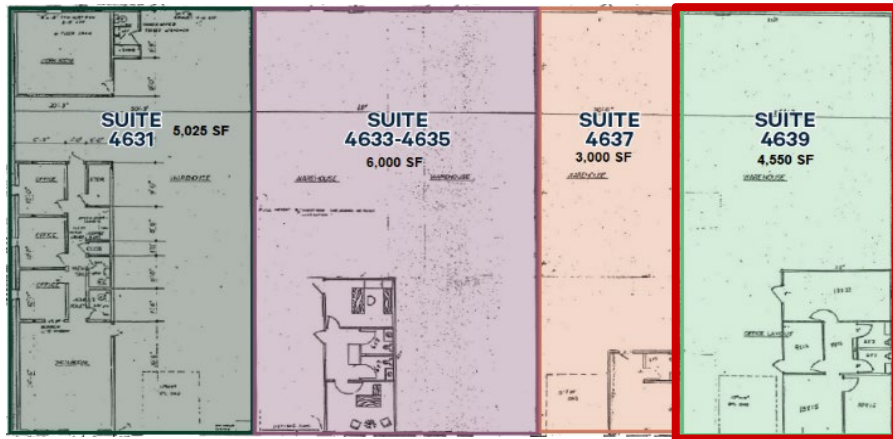
Lease Price: \$7.75/SF/YR/NNN



**4631-4639 N.W. 3rd Street**  
 Oklahoma City, Oklahoma 73127

**PROPERTY HIGHLIGHTS**

- **Suite 4639: 4,550 SF**
- Approx. 15% to 85% Office to Warehouse Ratio
- 1 Grade Level Door (12'x14')
- 20' Clear
- **30 Days of Free Rent Period**
- **Short Term Leases Available**



|          |                             |
|----------|-----------------------------|
| TOTAL SF | 18,575 SF on 1.03 Acres MOL |
| BUILT    | 1983                        |
| ZONED    | I-2                         |

**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

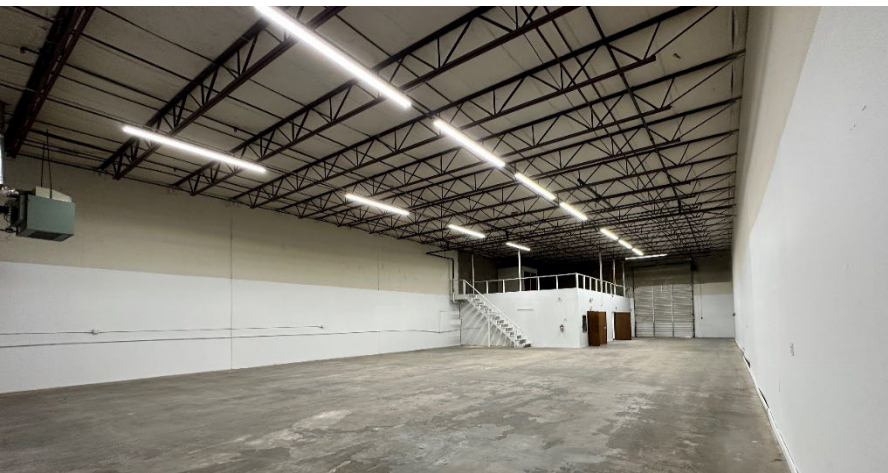
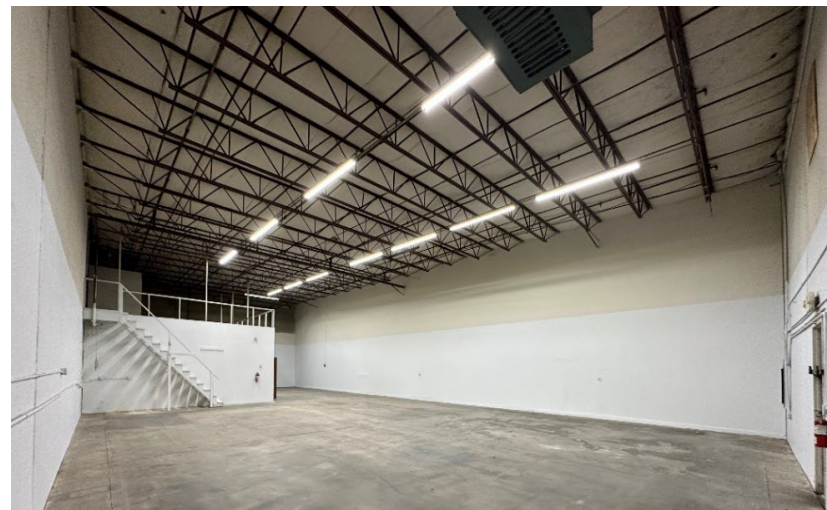
[www.naisullivangroup.com](http://www.naisullivangroup.com)

### 4639 N.W. 3<sup>rd</sup> Street

Oklahoma City, Oklahoma 73127

#### PROPERTY HIGHLIGHTS

- **4,550 Total SF**
- LED Lights
- Heated Warehouse
- Mezzanine Storage
- 2 ADA Restrooms
- Kitchenette
- Conference Room
- 2 Private Offices
- Reception Area
- 85%/15% Warehouse to Office Ratio



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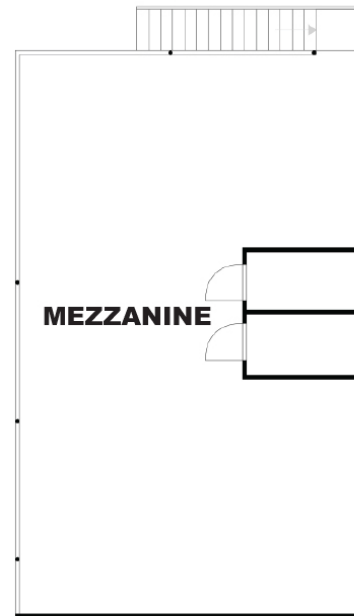
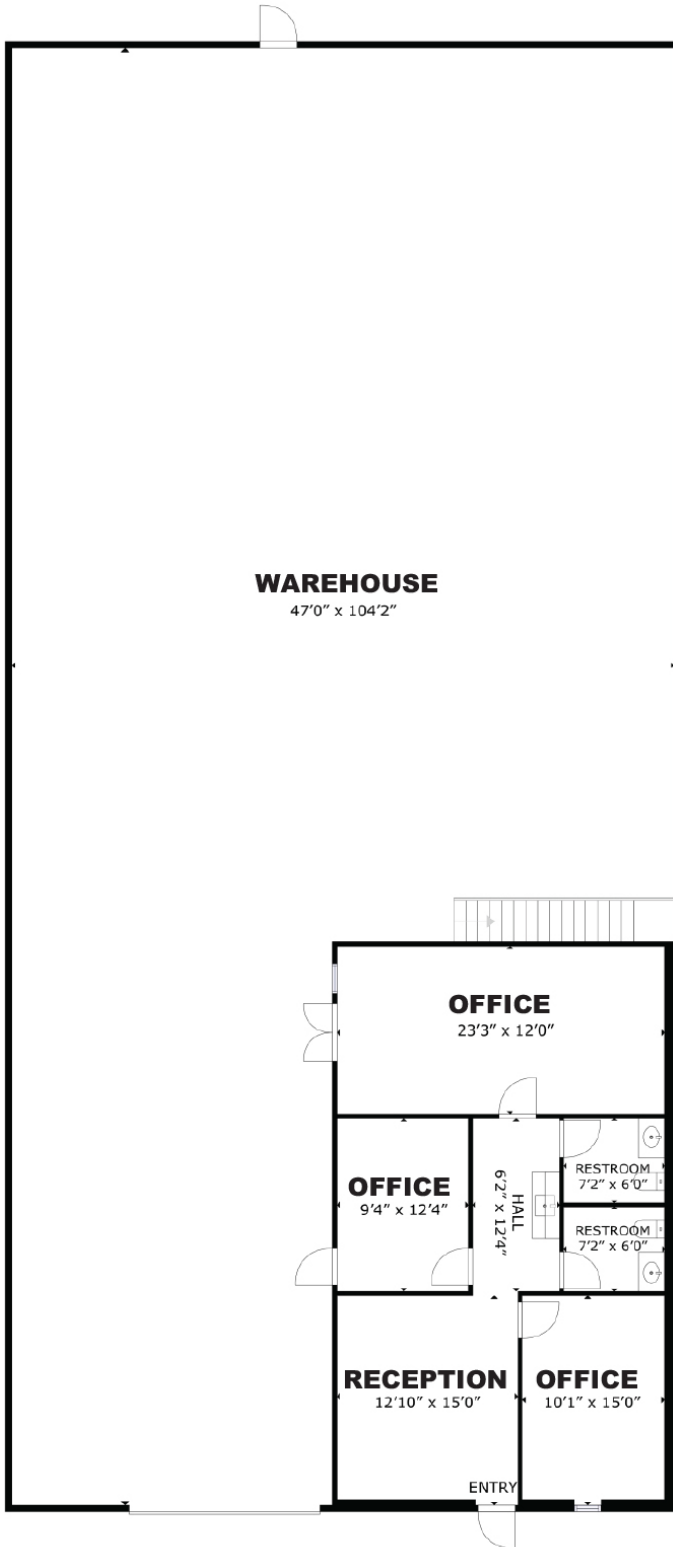
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SCAN FOR 3D TOUR



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## LOCATION HIGHLIGHTS

- Quick Access to I-44 and I-40
- Just North of W. Reno Avenue in West Oklahoma City

|                          |                     |                      |                     |
|--------------------------|---------------------|----------------------|---------------------|
| Population               | 1 Mile:<br>5,494    | 3 Miles:<br>72,550   | 5 Miles:<br>206,254 |
| Average Household Income | 1 Mile:<br>\$35,488 | 3 Miles:<br>\$54,276 | 5 Miles:<br>60,735  |
| Total Households         | 1 Mile:<br>2,088    | 3 Miles:<br>29,091   | 5 Miles:<br>80,519  |

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