

1301 CORNELL PARKWAY
OKLAHOMA CITY, OK 73108

Multi-Tenant Flex Building For Lease

Suite 700: 3,388 SF-\$9.75/SF/YR/NNN

3 Months of Free Rent for Landlord Approved User

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**COMMERCIAL
REAL ESTATE**



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SUITE 700 HIGHLIGHTS

- Warehouse
- 3,388 SF
- 3 Private Offices
- 1 Restroom
- Open Reception
- Fully Climate-Controlled Throughout, Rare for an Industrial Product in this Size Range
- Approx. 70/30 Warehouse to Office Ratio
- One Grade-Level Door for Easy Loading and Large-Truck Access
- Immediate Occupancy Available
- Clean, Bright Finishes with Modern LED Lighting and New Flooring
- Locally Managed Property – Management Office within 10 Minutes of the Site
- Flexible Loading: Drive-In Today, Dock-High by Delivery (Subject to Terms)



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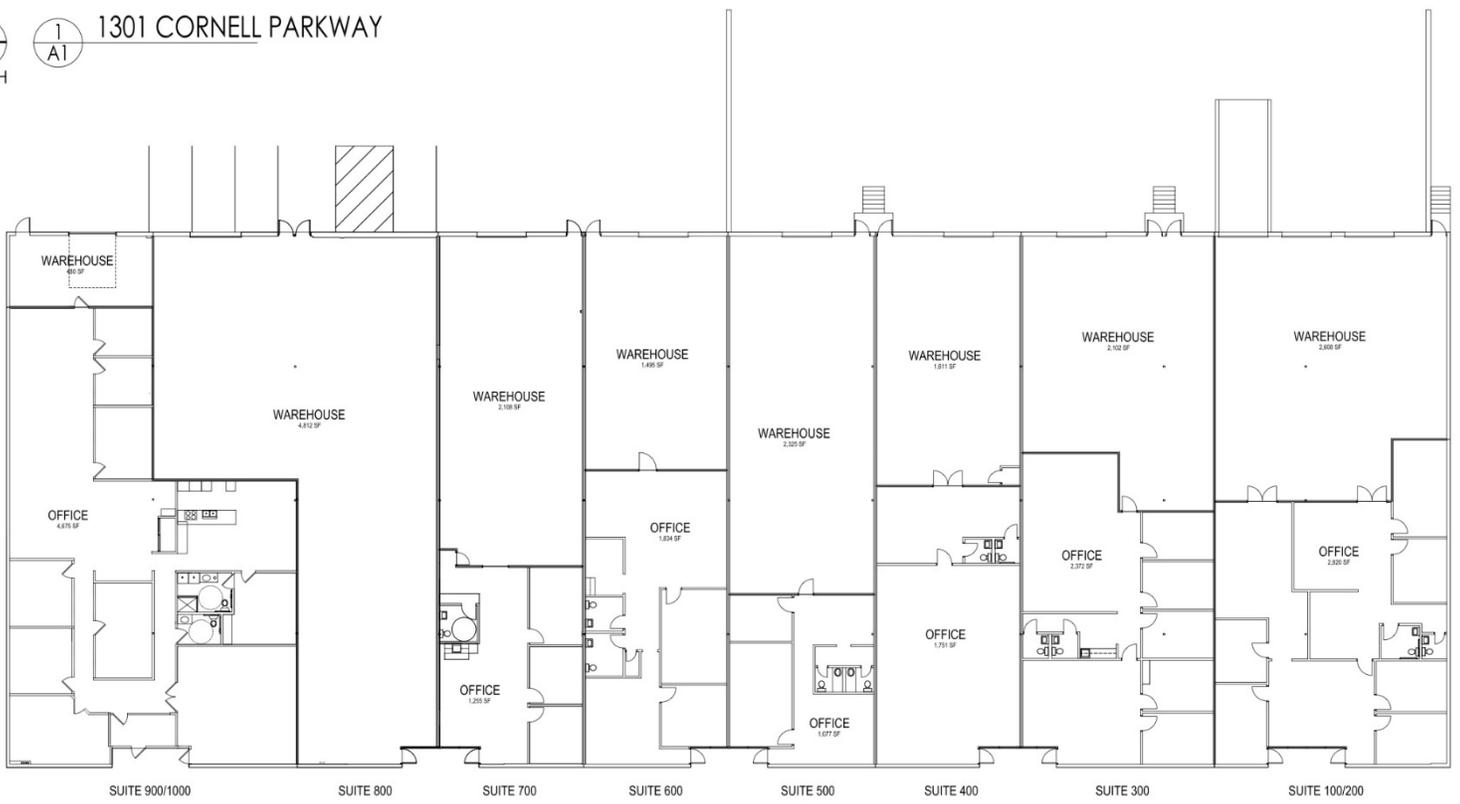
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1301 CORNELL PARKWAY



SUITE 900/1000

SUITE 800

SUITE 700

SUITE 600

SUITE 500

SUITE 400

SUITE 300

SUITE 100/200



CORNELL PARKWAY

LOCATION HIGHLIGHTS

- 2 Minutes to I-40 - Instant Highway Connectivity
- 5 Minutes to I-44 - Quick Access to Major Regional Routes
- Prime Location: Just 10 minutes from Downtown OKC
- Ideal for Logistics: 8 Minutes from Will Rogers World Airport



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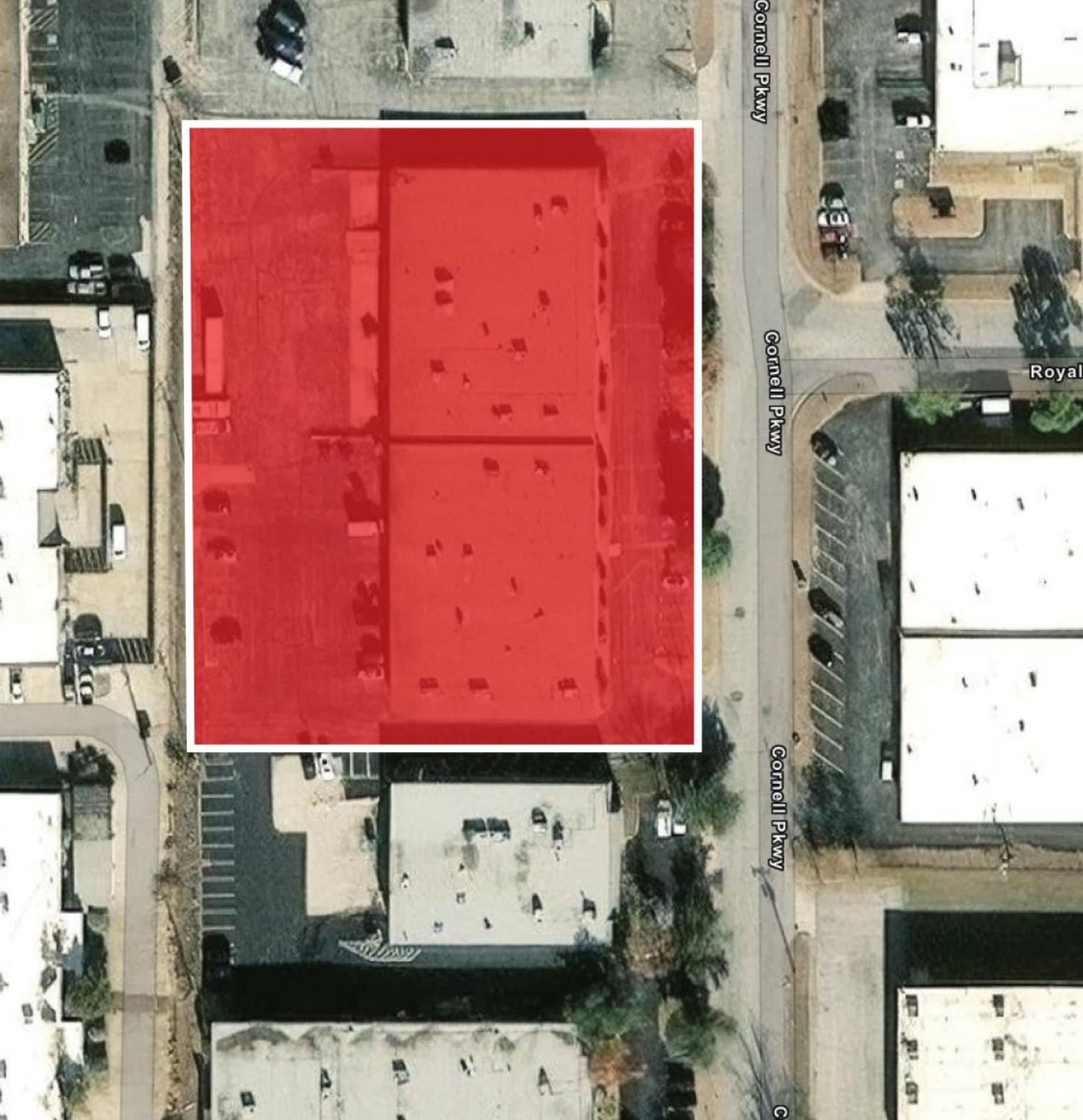
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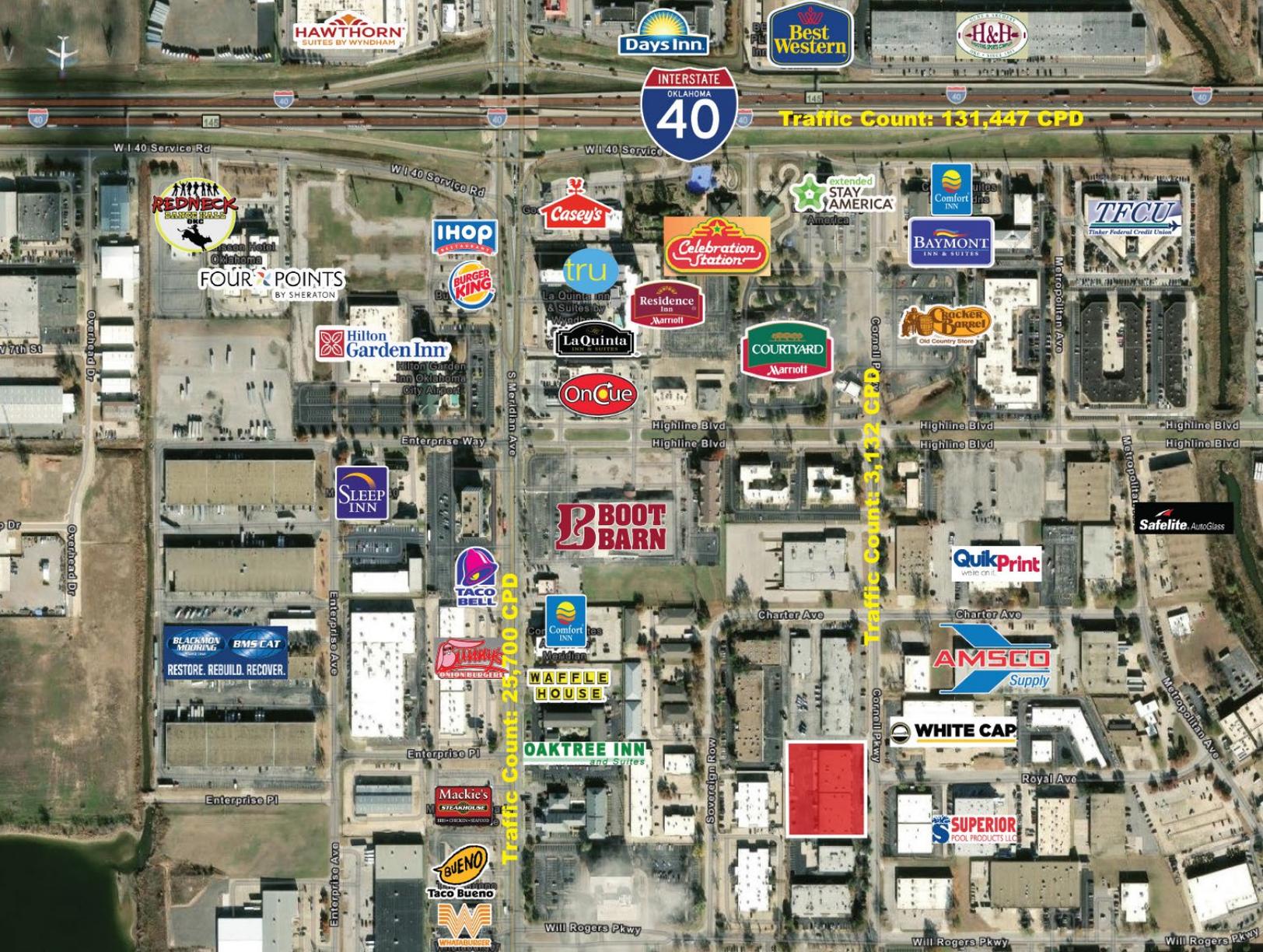
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	1,164	55,963	208,385
AVERAGE HOUSEHOLD INCOME	\$60,404	\$50,840	\$60,228
TOTAL HOUSEHOLDS	514	20,645	79,942

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