

1301 CORNELL PARKWAY
OKLAHOMA CITY, OK 73108

Multi-Tenant Flex Building For Sale

33,609 SF MOL

Sales Price: \$3,195,000

8.15% Cap Rate

All Tenants on NNN Leases

Comprehensive Offering Memorandum Available
Upon Request



NAIRED

**COMMERCIAL
REAL ESTATE**

NAIRED

405.840.0600

NAIRED.COM

AMIR SHAMS
405.313.0333
AMIR@NAIRED.COM

ZAC MCQUEEN
405.476.9199
ZAC@NAIRED.COM

MASON CONWAY
405.531.6272
MASON@NAIRED.COM



PROPERTY HIGHLIGHTS

- 33,609 SF multi-tenant flex / industrial asset in Southwest OKC with immediate access to I-40, I-44, Downtown, and Will Rogers World Airport
- 89.4% occupied with a diversified tenant mix across medical, industrial, service, and corporate users
- True NNN leases providing predictable cash flow and limited landlord responsibility
- Functional Class B construction with dock-high and grade-level loading and renovated office suites.
- In-place income with upside, including one remaining 3,388 SF vacancy
- Balanced lease rollover with weighted average expirations into 2029.
- Consistent demand for small-bay flex space in a high-activity Southwest OKC corridor

NAIRED

405.840.0600

NAIRED.COM

AMIR SHAMS
405.313.0333
AMIR@NAIRED.COM

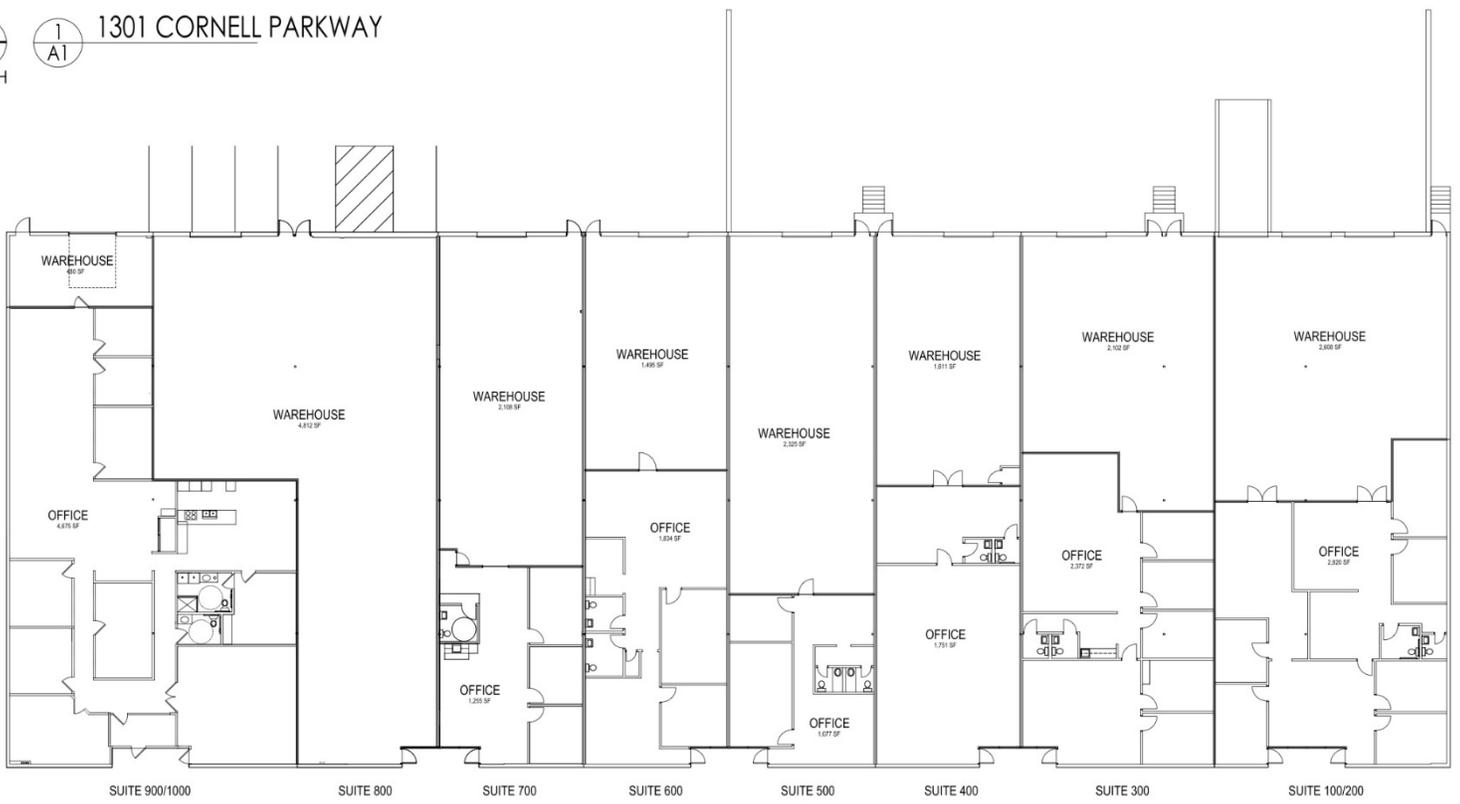
ZAC MCQUEEN
405.476.9199
ZAC@NAIRED.COM

MASON CONWAY
405.531.6272
MASON@NAIRED.COM



1
A1

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



NAIRED

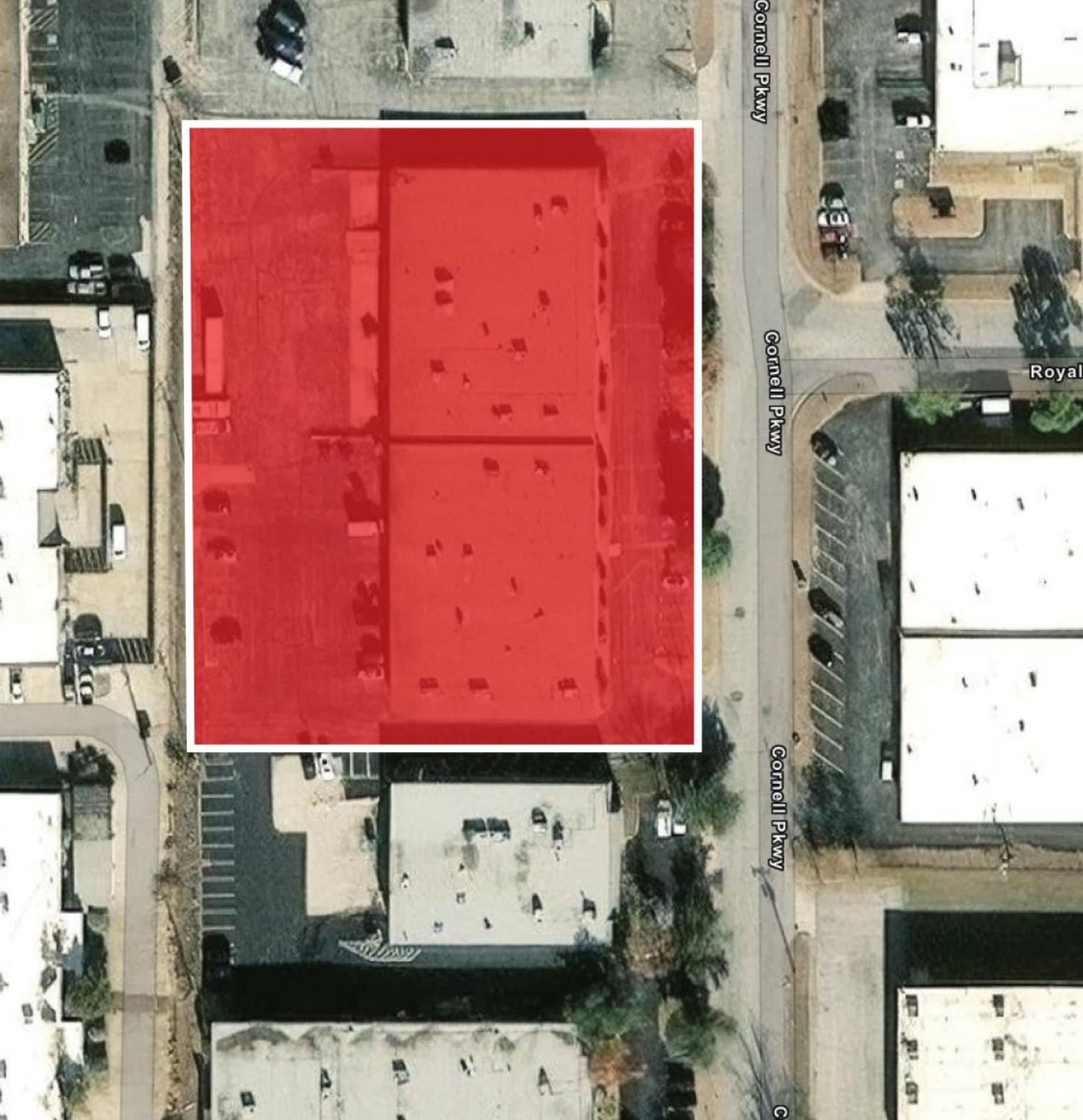
405.840.0600

NAIRED.COM

AMIR SHAMS
 405.313.0333
 AMIR@NAIRED.COM

ZAC MCQUEEN
 405.476.9199
 ZAC@NAIRED.COM

MASON CONWAY
 405.531.6272
 MASON@NAIRED.COM



NAIRED

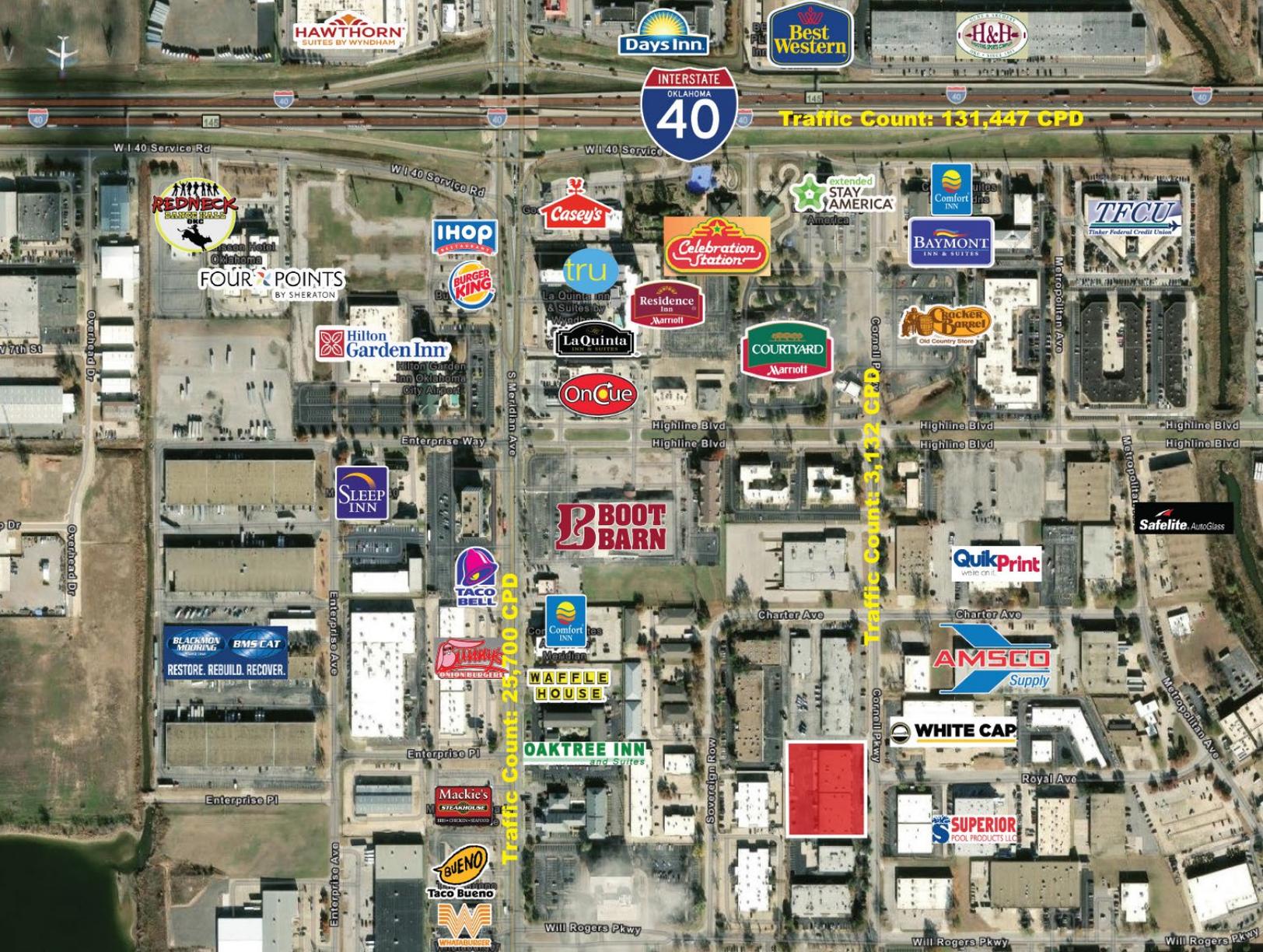
405.840.0600

NAIRED.COM

AMIR SHAMS
405.313.0333
AMIR@NAIRED.COM

ZAC MCQUEEN
405.476.9199
ZAC@NAIRED.COM

MASON CONWAY
405.531.6272
MASON@NAIRED.COM



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

NAIRED

405.840.0600
NAIRED.COM

FOLLOW US @NAIRED_CRE



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease, or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.