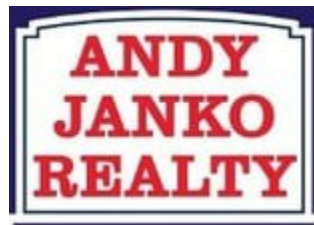




New Office/Retail/Warehouse Development

4415 W Reno Ave, Oklahoma City, OK 73107



Dave Shannon

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New Office/Retail/Warehouse Development

~~NEW LEASE RATE \$6,000/month+NNN~~
8.17.2026-NEW LEASE RATE \$5,000/month+NNN

Office/Warehouse/Storefront/Flex Retail development on 1.72 acres zoned I-2 and located in the heart of OKC with great visibility, strong traffic counts and easy access to Interstate Systems. Two 10' X 10' grade doors offer a warehousing space option to compliment a storefront retail, durable medical equipment supplier, construction supply, industrial supply, equipment retail, paint store, automotive parts store, fastener supply, tool supply...

- Brand new Class A Construction with 8,080/SF front building ready for Single Tenant Buildout
- * New Lease Rate! **5,000 / ' Month + NNN**
- EIFS Facades with storefront glass, Lighted monument signage, Upscale sprinklered landscaping with Ample 4.6:1 parking ratio
- Easy access to OKC Interstate Systems
- Clear span gray shell interior allows for tenants to design buildout to their specifications.
- Attractive location in the heart of OKC with Strong traffic counts and West Reno Ave frontage



Rental Rate:	\$7.43/SF/YR	\$8.92 /SF/YR
Property Type:	Retail	
Property Subtype:	Storefront Retail/Office	
Gross Leasable Area:	8,080 SF	
Year Built:	2024	
Walk Score ®:	40 (Fairly friendly)	
Transit Score ®:	40 (Fairly friendly)	
Rental Rate Mo:	\$0.74 /SF/MO	

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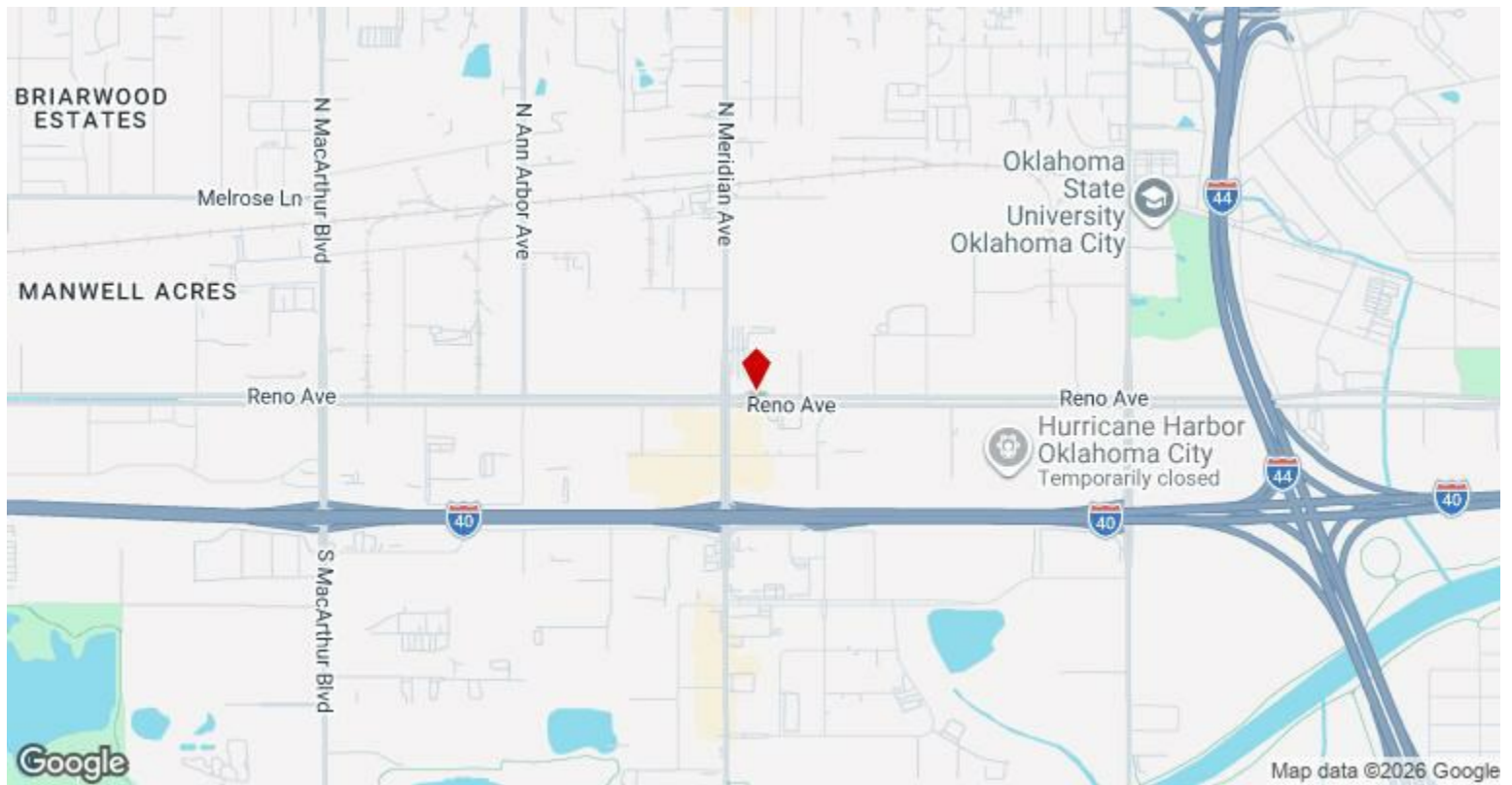
1st Floor Ste Building A

Space Available	8,080 SF
Rental Rate	7.43/SF/YR \$8.92 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	5 Years

Building A (front building addressed as 4415 W Reno Avenue) is 8,080/SF in gray shell clear span form available for a single tenant lease.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Mattress King	-	



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Property Photos

