



**JR FULTON
& ASSOCIATES, INC.**

COMMERCIAL, INDUSTRIAL AND INVESTMENT REAL ESTATE

OFFERED BY:
DEBI NEW
(405) 821-7104

Building #1



Building #2



RETAIL/OFFICE SPACES
FOR LEASE
Oklahoma City, OK 73107

LOCATION: **Building #1: 2531 N.W. 23rd Street, Suite #100**
 Available: 1,200 SF (Building: 3,200 SF)
 \$16.00 PSF/YR

Building #2: 2519 N.W. 23rd Street, Suite #130
 Available: 1,250 SF (Building: 10,440 SF)
 \$13.00 PSF/YR NNN

- HIGHLIGHTS:
- Busy, well maintained neighborhood center facing 23rd Street corridor with high visibility.
 - Great long term tenant base with Urban Mode Salon, Allstate, CSI, H&R Block, Chrome Dragon Tattoo, & Little Caesars.
 - Located one block from Shepherd Mall Business Center.
 - One mile from OCU & popular Uptown District.
 - Ample parking

TRAFFIC COUNT: 21,414 vehicles per day.

ZONING: C-3, Commercial

TERMS: Negotiable

FOR ADDITIONAL INFORMATION CONTACT: **DEBI NEW – Broker Associate**
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The information contained herein has either been provided by the property owner or obtained from sources deemed reliable but not guaranteed. Prospective Buyers/Tenants should carefully verify items of income and expense and all other information contained herein. All reference to square footage provided by County Assessor