



PROPERTY INFORMATION

Available SF:	769 - 2,588 SF
Lease Rate:	\$12.00 SF/yr NNN
Use:	Retail
Parking:	Surface Lot, Shared
Year Built:	1928
Building Size:	17,043
Renovated:	2019
Market:	Innovation District

LOCATION OVERVIEW

Nested between the Lincoln Terrace and Medical Center neighborhoods, Culbertson Shopping Center sits adjacent to OU Health Science Center and blocks from the Oklahoma State Capitol.

PROPERTY HIGHLIGHTS

- Exterior renovated in 2020
- New landscaping added 2020 and 2021
- Charming retail strip-center with historic architectural details
- Repaved and striped parking lot
- Existing Tenants include Papa Dino's Pizza, George's Happy Hog, Seven Alice Salon, a barber shop & artist studios.
- Affordable rental rates

10122022

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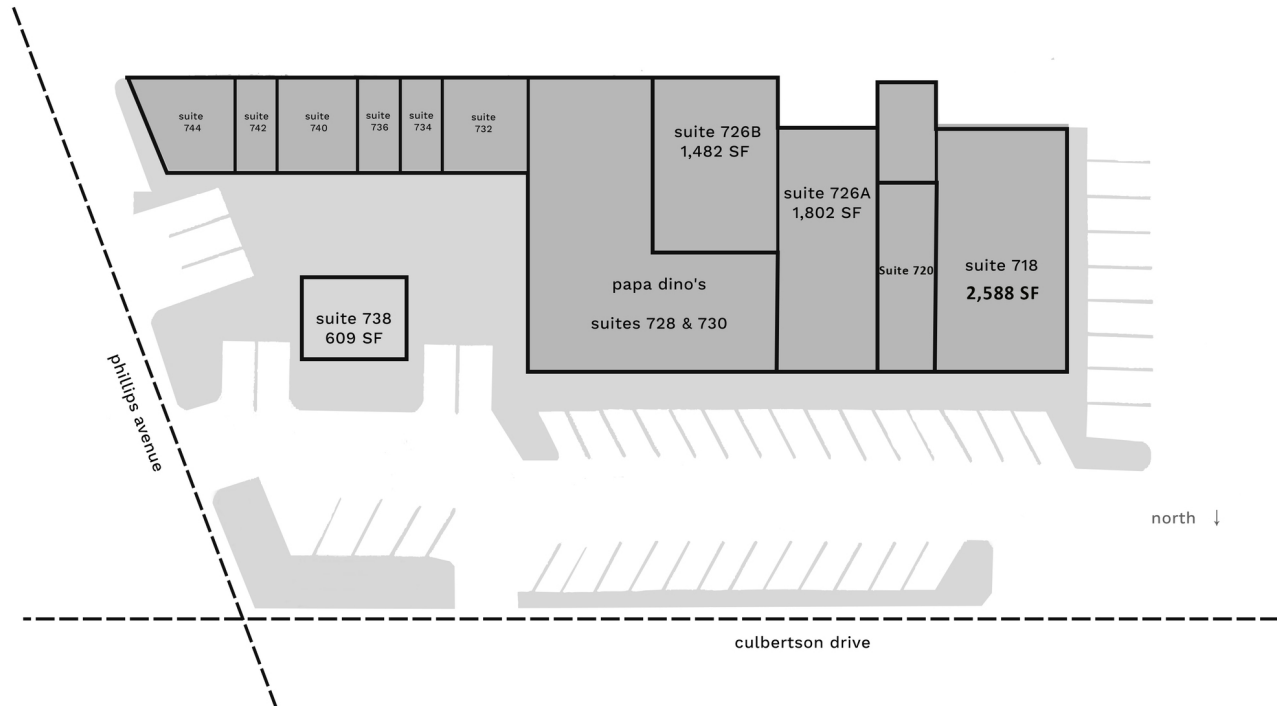
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LEASE TYPE | NNN **TOTAL SPACE** | 769 - 2,588 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$12.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
718 Culbertson Drive	Available	2,588 SF	NNN	\$12.00 SF/yr	Former restaurant with alley access
720 Culbertson Drive	Available	769 SF	NNN	\$12.00 SF/yr	-
726A Culbertson Drive	Available	1,802 SF	NNN	\$12.00 SF/yr	Former day care suite, can be combined with 726B
726B Culbertson Drive	Available	1,482 SF	NNN	\$12.00 SF/yr	Former day care suite, can be combined with 726A. Alley access.

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FLOOR 1

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