

## MAKE READY

220 NW 13TH STREET OKLAHOMA CITY, OK 73103



## PROPERTY DESCRIPTION

The expansion of the beloved Make Ready adds 14 new suites, for a total of 28 suites, with small businesses in mind.

Each suite is delivered move-in ready with a kitchenette, finished HVAC, restroom, walls & ceiling painted, sealed concrete floors and window shades. Minimum 1 year lease term.

Make Ready is located between Robinson and Harvey, NW 12th and NW 13th Streets and consists of 28 total units.

## PROPERTY HIGHLIGHTS

- Convenient location near neighborhoods, highway access and Downtown OKC
- Move-in ready
- All additional expenses and utilities are included in rent, except janitorial, electric and data services

## OFFERING SUMMARY

Lease Rate:	\$1,340.00 - 4,000.00 per month (MG)
Number of Units:	28
Available SF:	592 - 1,934 SF
Building Size:	18,597 SF

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**1st FLOOR PLAN**

219, 221, 223 NW 12th Street

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### LEASE INFORMATION

<b>Lease Type:</b>	MG
<b>Total Space:</b>	592 - 1,934 SF

<b>Lease Term:</b>	12 months
<b>Lease Rate:</b>	\$1,340.00 - \$4,000.00 per month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Make Ready Suite 1	-	953 SF	Modified Gross	\$2,250 per month	-
Make Ready Suite 2	-	455 SF	Modified Gross	\$2,420 per month	-
Make Ready Suite 3	-	563 SF	Modified Gross	\$1,100 per month	-
Make Ready Suite 4	-	474 SF	Modified Gross	\$1,162 per month	Suite located in the original Make Ready building - Available Now
Make Ready Suite 5	-	463 SF	Modified Gross	\$1,000 per month	-
Make Ready Suite 6	-	819 SF	Modified Gross	\$1,900 per month	-
Make Ready Suite 7	-	615 SF	Modified Gross	\$1,435 per month	-
Make Ready Suite 8	-	462 SF	Modified Gross	\$1,090 per month	-

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Make Ready Suite 9	-	566 SF	Modified Gross	\$1,330 per month	-
Make Ready Suite 10	-	639 SF	Modified Gross	\$1,490 per month	-
Make Ready Suite 11	-	520 SF	Modified Gross	\$1,225 per month	-
Make Ready Suite 12	-	543 SF	Modified Gross	\$1,275 per month	-
Make Ready Suite 13	-	496 SF	Modified Gross	\$1,167 per month	-
Make Ready Suite 14	Available	655 SF	Modified Gross	\$1,675 per month	Suite located in the original Make Ready building - Available July 1
Make Ready Suite 15	-	900 SF	Modified Gross	\$2,230 per month	End Cap
Make Ready Suite 16	Available	900 SF	Modified Gross	\$2,230 per month	Under construction. Available for pre-lease, move-in July 2023
Make Ready Suite 17	Available	900 SF	Modified Gross	\$2,230 per month	Under construction. Available for pre-lease, move-in July 2023
Make Ready Suite 18	-	900 SF	Modified Gross	\$2,230 per month	-

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Make Ready Suite 19	Available	1,934 SF	Modified Gross	\$4,000 per month	End cap with mezzanine. Under construction. Available for pre-lease, move-in July 2023
Make Ready Suite 20	Available	1,934 SF	Modified Gross	\$4,000 per month	End cap with mezzanine. Under construction. Available for pre-lease, move-in July 2023
Make Ready Suite 21	Available	1,590 SF	Modified Gross	\$3,725 per month	Under construction. Available for pre-lease, move-in July 2023
Make Ready Suite 22	Available	1,050 SF	Modified Gross	\$2,715 per month	Under construction. Available for pre-lease, move-in July 2023
Make Ready Suite 23	Available	1,047 SF	Modified Gross	\$2,715 per month	Under construction. Available for pre-lease, move-in July 2023
Make Ready Suite 24	-	610 SF	Modified Gross	\$1,450 per month	Under construction. Available for pre-lease, move-in July 2023
Make Ready Suite 25	Available	592 SF	Modified Gross	\$1,340 per month	Under construction. Available for pre-lease, move-in July 2023
Make Ready Suite 26	-	577 SF	Modified Gross	\$1,296 per month	Garden View
Make Ready Suite 27	-	577 SF	Modified Gross	\$1,392 per month	Parking Lot View

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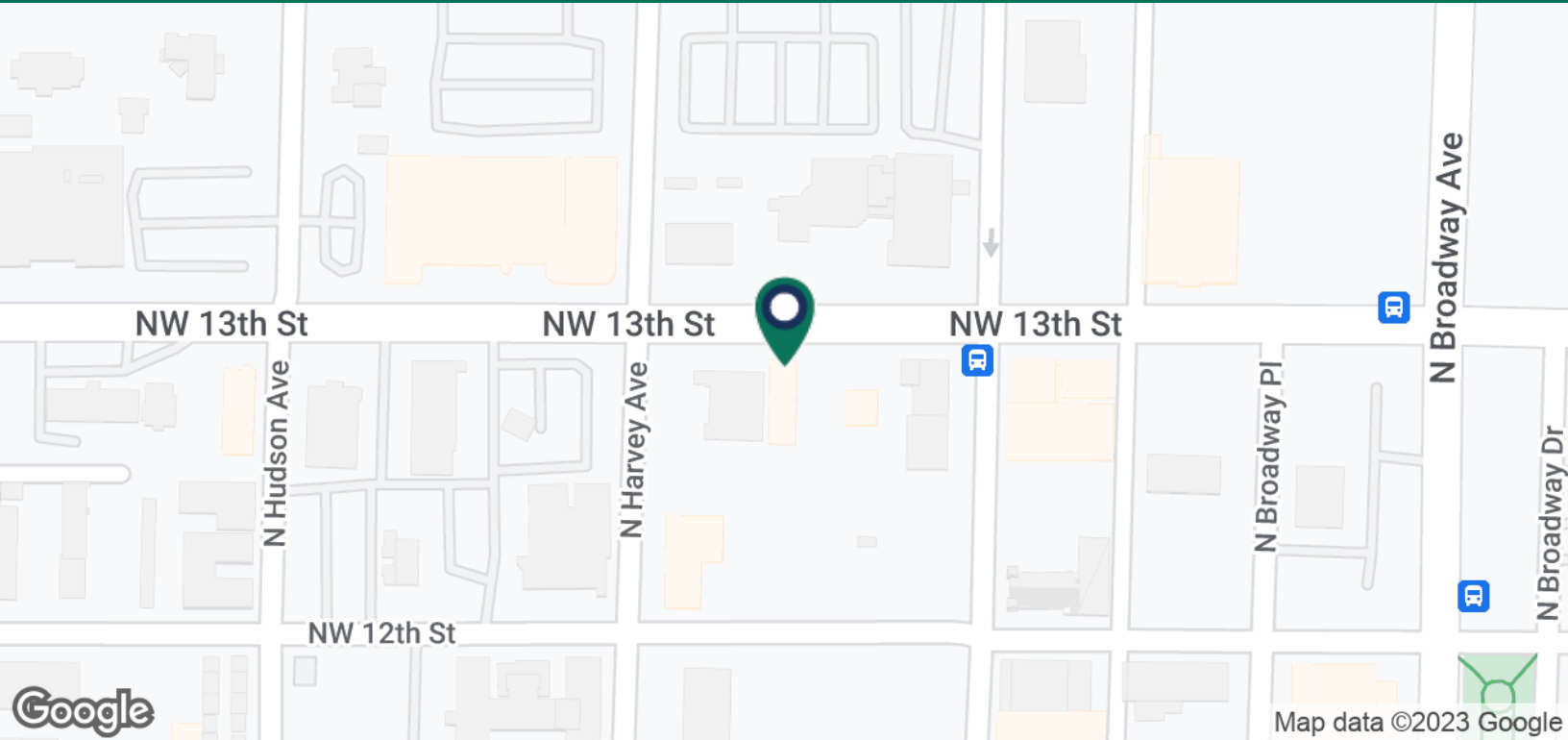
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Make Ready Suite 28	-	590 SF	Modified Gross	\$1,440 per month	Parking Lot View

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