



## OFFERING SUMMARY

Lease Rate:	\$1,000.00 - 1,925.00 per month (MG)
Available SF:	385 - 800 SF
Year Built:	2021
Market:	Downtown OKC
Submarket:	Midtown OKC

## PROPERTY OVERVIEW

The Sentinel is a new construction mixed-use building with ground floor retail and upstairs residential. Six commercial suites available, three of which can be paired with a residential unit for a live/work setup.

Suites are move-in ready with concrete floors, white walls, lighting, HVAC, a kitchenette and access to a shared restroom. Each suite has a sign opportunity facing N. Harvey and access to one parking space.

## PROPERTY HIGHLIGHTS

- Midtown location with easy access to restaurants and services
- Three units can be paired with an adjacent residence for a live/work opportunity
- Tenant is responsible for electricity & data/cable service
- Sign opportunity on North Harvey
- 1 year minimum lease requirement

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**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 101	Available	800 SF	Modified Gross	\$1,925 per month
Suite 102	Available	452 SF	Modified Gross	\$1,150 per month
Suite 103	Available	478 SF	Modified Gross	\$1,200 per month
Suite 104	Available	385 SF	Modified Gross	\$1,000 per month
Suite 105	Available	453 SF	Modified Gross	\$1,175 per month
Suite 106	Available	775 SF	Modified Gross	\$1,850 per month

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# The Sentinel

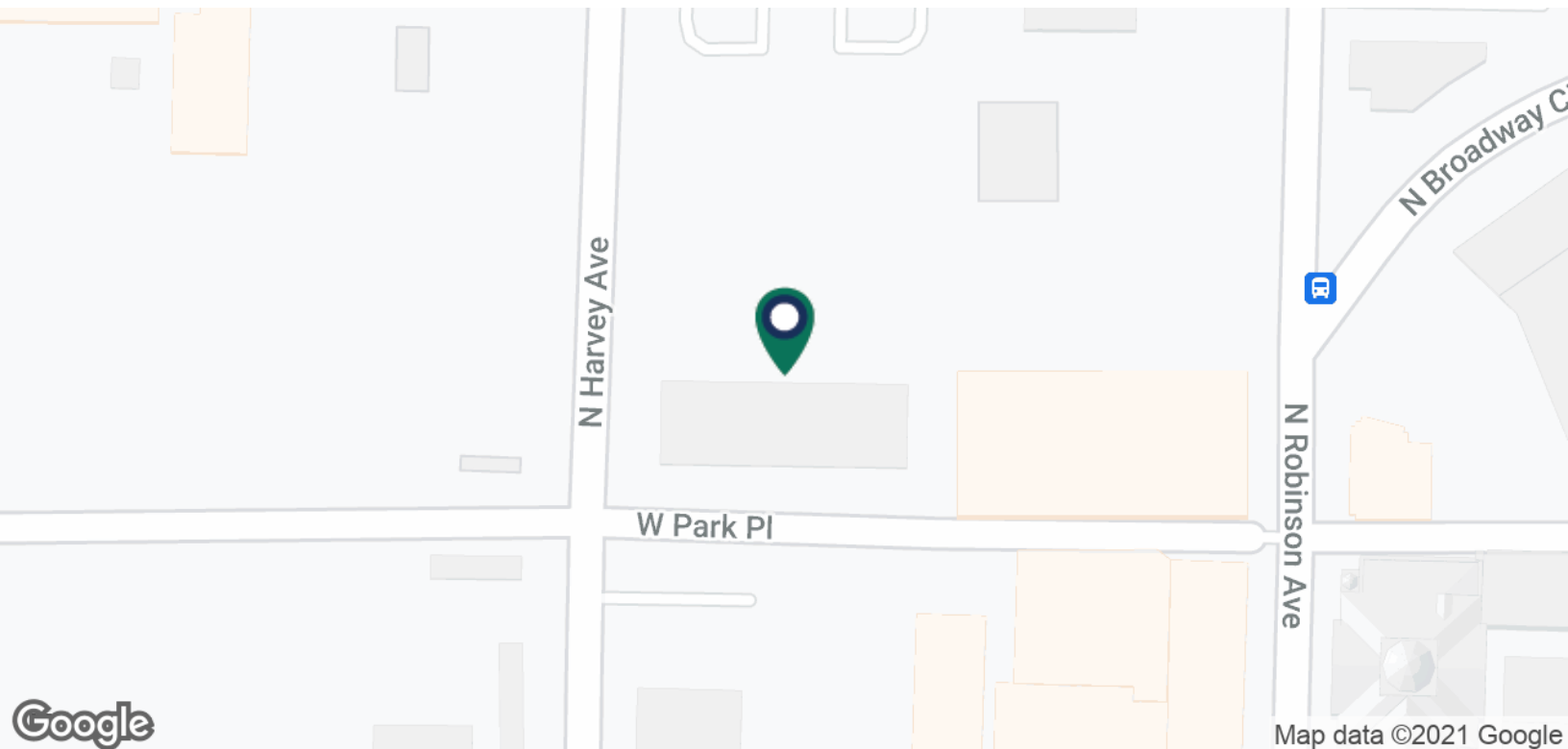
Storefront rendering & Under Construction Photos



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