

# NICHOLS HILLS OFFICE CONDOS

1001 NW 71st Street Oklahoma City, OK 73116



## OFFICE SPACE NOW AVAILABLE FOR SALE OR LEASE

Available SF:	3,033 - 3,279 SF
Lease Rate:	\$24.50 SF/yr (MG)
Sales Price:	Move in ready units at \$270 psf
Building Size:	15,632 SF
Building Class:	A
Year Built:	2019
Market:	Nichols Hills

## PROPERTY OVERVIEW

71 Squared is a modern office condo development in Nichols Hills. Each unit is a separate building with shared courtyards and parking. Units are condominiums and can be purchased or leased separately.

Available units include:

- One move-in ready unit with modern interiors
- Two ready-to-customize units will be available Summer 2020

Udander Steam and Sauna Spa anchors the property on 71st Street. Similar to Udander, Tenants have individual sign opportunities on their units.

## ALLISON BARTA BAILEY

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Exterior & Interior Photos



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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	36 months
Total Space:	3,033 - 3,279 SF	Lease Rate:	\$24.50 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1001 NW 71st Street - Building 1	Available	3,033 SF	Modified Gross	\$24.50 SF/yr	Unit is a shell, ready to customize - Tenant improvement allowance available. Sales price available upon request.
1001 NW 71st Street - Building 2	Available	3,279 SF	Modified Gross	\$24.50 SF/yr	Unit is move-in ready with modern finishes and abundant natural light. Sales price of \$875,000.
1001 NW 71st Street - Building 3	Available	3,033 SF	Modified Gross	\$24.50 SF/yr	Unit is a shell, ready to customize - Tenant improvement allowance available. Sales price available upon request.

## ALLISON BARTA BAILEY

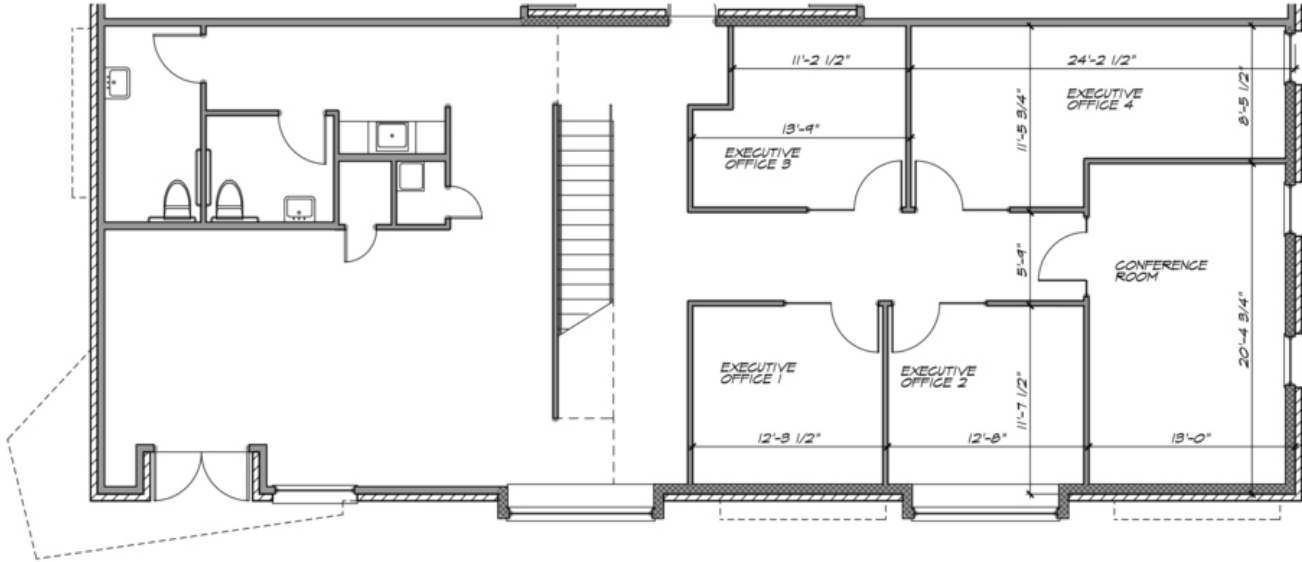
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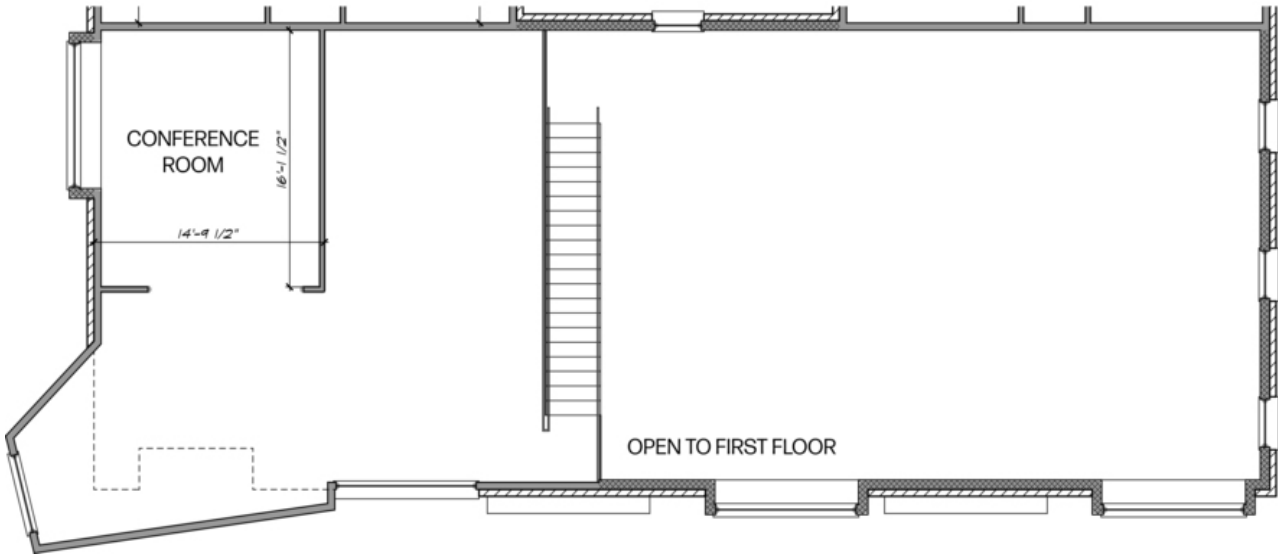
Building 2 Floor Plan (Move In Ready)



## BLDG 2 - FLOOR 1



## BLDG 2 - FLOOR 2



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