



**N** **NEWMARK GRUBB**  
**LEVY STRANGE BEFFORT**

**3430 Lakeside Drive | FOR LEASE**  
**Oklahoma City, OK 73179**

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## PROPERTY OVERVIEW

This versatile flex space is in an easily accessible and well-established industrial area just west of Meridian Avenue and north of SW 36th Street in Oklahoma City.

## PROPERTY DETAILS

Total Available SF	5,400
Lease Rate	\$8/SF
Building Size	22,700
Grade Level Doors	1 per Suite
Year Built	1983
Zoning	I-2

## SPACE HIGHLIGHTS

### Suite A - 2,700 SF

Office 1,200 SF; Warehouse 1,500 SF

Three offices, a kitchen/break area, a restroom with a shower, and a workroom within the warehouse area

### Suite B - 2,700 SF

Office 1,050 SF; Warehouse 1,650 SF

Reception area with coffee bar, two offices, bull pen, a restroom, 1 office in the warehouse with HVAC, and a storage room

