



**OFFERING SUMMARY**

Available SF:	13,050 SF
Lease Rate:	\$10.00 - 15.75 SF/yr (NNN or Full Service)
Lot Size:	2.3 Acres
Year Built:	2009
Building Size:	13,050
Zoning:	PUD-1579
Market:	Yukon

**PROPERTY OVERVIEW**

13,000+SF Building  
Fully climate controlled warehouse  
Two 14' Overhead Doors  
Private Offices, Bullpen, Conference Rooms  
Building can be demised into smaller leasable areas (page 2)  
Perfect for a FILM STUDIO

**DEMOGRAPHICS**

	1 MILE	5 MILES	10 MILES
Total Households	136	32,313	135,778
Total Population	390	81,937	329,375
Average HH Income	\$97,579	\$74,232	\$67,135

**LOCATION OVERVIEW**

Located near intersection of NW Expressway, Hefner Rd and Kilpatrick Turnpike, this property has immediate access to Kilpatrick Turnpike from both the North and the South.

**PROPERTY HIGHLIGHTS**

- Direct Fiber Optic Connections
- Visibility from Turnpike
- Minutes to Gaillardia
- Minutes to Downtown OKC

**AVAILABLE SPACES**

SPACE	LEASE RATE	SIZE (SF)
9082 N. Morgan Rd - NNN option	\$10.00 SF/yr	13,050 SF
9082 N. Morgan Rd - FSG option	\$15.75 SF/yr	13,050 SF

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