

# THE BICYCLE SHOP - FOR LEASE

336 NE 122nd, Oklahoma City, OK 73114



## FLEX SPACE / OFFICE NOW AVAILABLE FOR LEASE

<b>Available SF:</b>	3,526 SF
<b>Lease Rate:</b>	\$13.00 / SF
<b>Lot Size:</b>	1.96 Acres
<b>Building Size:</b>	3,526 SF
<b>Building Class:</b>	B
<b>Term:</b>	3-5 years
<b>Market:</b>	North
<b>Sub Market:</b>	Broadway Corridor
<b>Cross Streets:</b>	NE 122nd & Broadway Extension

## PROPERTY OVERVIEW

This building with exceptional visibility from Broadway Extension is available to lease. The exterior is a traditional Dallas style office however, the interior is a open ceiling collaborative type design with a loft space . The building is suited for a variety of users with an exceptionally large lot of almost 2 acres and a dock-high loading area behind the building. The property is comprised of 2,168 SF of office and 1,358 SF of warehouse.

## LOCATION OVERVIEW

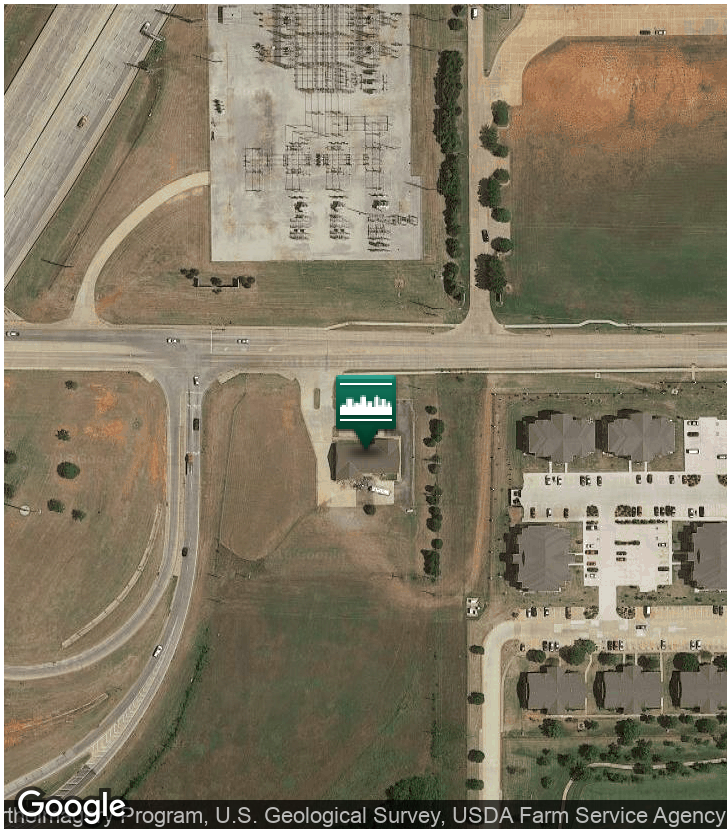
Sitting on the east side of the Broadway Extension, this building is easily accessed from either north and south. With exceptional traffic counts, prominent location and quick access from both Edmond and Oklahoma City the property affords a wide variety of users looking for a high visibility, easy access business location.

### C. DEREK JAMES

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Google  
Imagery Program, U.S. Geological Survey, USDA Farm Service Agency

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