



Commercial Real Estate Brokerage, LLC

www.insightbrokers.com

SIZE: 6,138SF ZONING: CBD

High-end finishes in this single story office building for lease located in the central business district of Lawton. 12 offices, reception/receptionist area, kitchen, large entry, two ADA restrooms, large conference room, file room, equipment room and janitors room. Large concrete parking lot. Previous tenants include State of Oklahoma & Center Point Energy/Arkla Gas.

LEASE TERMS

3-Year Lease

- 1st Year \$5.00psf
- 2nd Year \$6.00psf
- 3rd Year \$7.00psf

<u>NNN FEES</u> \$1.65psf/yr. (\$843.97/mo.)

— CAM - \$0.55psf/yr.

— Taxes - \$0.82psf/yr.

— Insurance - \$0.28psf/yr.

LISTED BY:

Jason Wells, Broker Insight Commercial Real Estate Brokerage, LLC 580.353.6100





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1 14.00 OPFLEIO 47.453 A1193 47433 OFFICE 9 1 FURNACE in SI X FILES BREAK A B Ξ OFFICE H OFFICE 3 .Z. 4 X P 1.4 OFFICE 7 MEN 19'2" X 24 OFFICE 1 Conference Room X 1.01 LADIEN = AFFICE 2 5 -HANTOR. OFFICE 6 9.11 15"7" X 50 RECEPTION 4 5 0 Office 12 ĩ. N OFFICE 3 OFFICE 5 PRONT LOBBY Щ -Cammunication = CENTER VESTABLE OFFICE 4

LISTED BY: Jason Wells, Broker

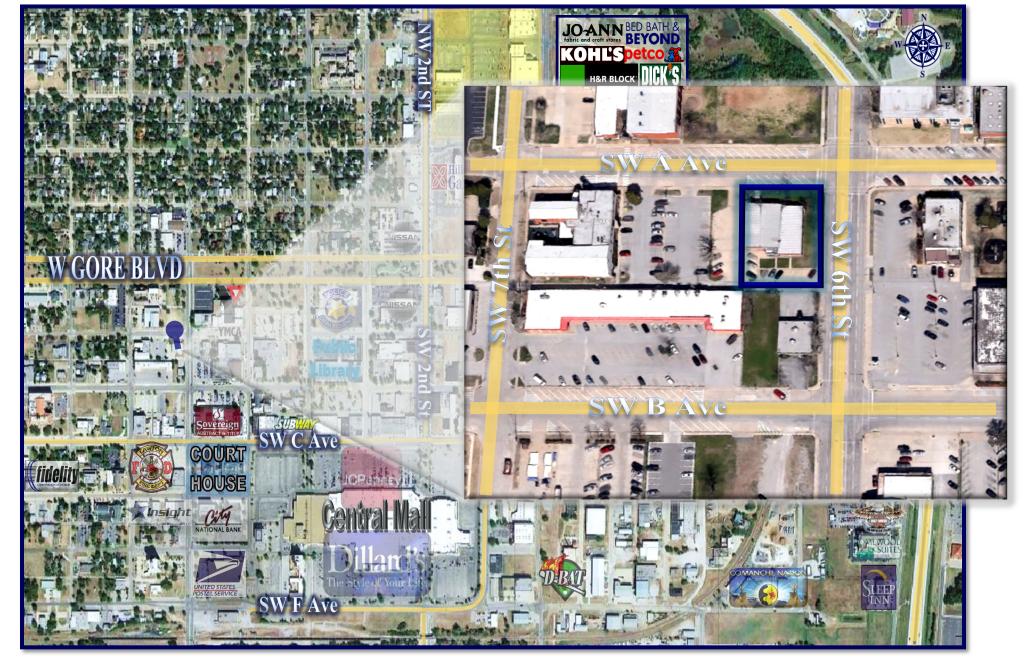
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FOR LEASE \$5.00PSF ^{+NNN} FEES



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