

New Commercial Retail/Office Space For Lease
Owner Will Build Out
Three (3) 1320 sq ft Suites Available
Call/Text Chris @ 918-851-2742 or Email chris@meca.biz



Location

820 W. Jasper St., Broken Arrow OK 74011
West of 131st and Elm, Directly across the street from the entrance to Indian Springs Country Club.



Space Availability:

The building is 6,800 sq ft comprised of 5 individual suites. Two of the suites are leased as professional office space, and there are three (3) remaining suites which are available. The remaining suites are:

- 824 W Jasper St – 1335 sq ft
- 828 W Jasper St – 1320 sq ft
- 832 W Jasper St – 1320 sq ft

The suites could be combined if desired. Each suite has it's own gas and Electric meter. The suites are currently "shell" space, but owner will build out to suit the tenants needs. Owner has included a "standard" build-out in rates, and anything beyond that would need to be negotiated.



Zoning:

CG – Commercial General, suitable for Office or Retail.

Lease Rate:

Modified Gross, \$15.5 per sq ft* (One suite approx. \$1,705 per month)

Term is 5 years, but negotiable

Owner Pays	Tenant Pays
Property Taxes	Electric (metered)
Building Insurance	Gas (metered)
Landscaping	Internet & Phone
Electric for Common Areas	Water, Sewer, Trash & Snow Removal (1)
Exterior Maintenance	Interior Maintenance
	(1) Shared by all tenants and will be prorated based upon square footage used by each tenant and billed quarterly.

Photos:



25 Parking spaces, including 2 handicap spaces



Secured Cluster Mailbox with Parcel Package Box



Directly across from Indian Springs Country Clubs, beautiful views



Well Lit parking lot With Security Cameras around Entire Perimeter



Well lit Rear of building, and Well Lit wide sidewalk to Trash Dumpster