

New, Modern, High-Profile Warehouse Flexspace With Buildout Options - Ste C1

5,000
SQUARE FEET

\$14.40 /yr
RENT / SF

\$6,000
RENT



www.MainStBusiness.com

PROPERTY ADDRESS

3825 NW 166 St, Ste C1
Edmond, OK 73012

COMMERCIAL TYPE: **Industrial** AVAILABLE: **6/1/16**

DESCRIPTION

- THE ALLEY AT PORT164:

We understand that every successful business is unique – so we've created the ultimate space for you to uniquely build or expand yours. One that's flexible enough to create your work environment as you envision it – not as someone else previously envisioned theirs. Welcome to The Alley at Port164, Edmond and North Oklahoma City's premiere place to do business.

- THIS SPACE:

This space is a highly-visible 4-bay design that is 50' wide x 100' deep. It includes a (4) commercial glass storefront entries with (2) 14'x3' overhead signs, (4) 12'w x 14'h steel garage doors, sheet rocked walls, a handicap-accessible bathroom, 2 skylights, and basic electrical and lighting package. See below for other buildout options available for this space, as well as what options exist for larger spaces within The Alley.

- THE LOCATION:

The Alley is the initial piece of what will become a destination for retail, office, medical services, office showroom and flexible light industrial space. We are located at the northwest corner of NW 164th St. and the newly expanded Portland/Highway 77/Lake Hefner Parkway (Directly west of Rose Creek and within 3 miles of Lone Oak, Gaillardia, The Grove, Valencia and thousands of other rooftops). Double left hand turn lanes at this intersection make access in and out easy for you and your customers. Additionally, you can exit south from The Alley, proceed 200 yards to the stop light, and then enter the origin of the southbound access road along Portland.

- THE ACCESS:

So, we have a great location with terrific access. You know, this would be a great place to do business...

The Alley is a unique composition of commerce. A place where service businesses manage their customer service while warehousing supplies and vehicles. A place where software companies office in a loft style open air work environment that includes a basketball goal to shoot baskets as they brainstorm. A

RENTAL TERMS

Rent	\$6,000
Security Deposit	\$6,000
Application Fee	\$50

