



# SWIFT BUSINESS PARK | FOR LEASE

6029 NW 23RD ST, OKLAHOMA CITY, OK 73127

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# 6029 NW 23RD ST / FOR LEASE

## PROPERTY OVERVIEW

This newly constructed and charming property offers four available suites in a highly accessible location, just minutes from all major highways. Anchored by Mercy Primary Care Clinic, the building benefits from strong visibility and steady foot traffic. Suite 100, positioned at the front of the building with direct frontage on NW 23rd Street, is currently built out as office space but serves as a prime retail opportunity due to its high exposure. Suites 500 through 800 are each 1,500 square feet in warm shell/white box condition and can be combined for up to 6,000 square feet of contiguous space. Suites 500, 600, and 800 are equipped with overhead doors on the west side of the building, offering added flexibility for a variety of uses. All units are move-in ready, and interior improvements and tenant allowances are negotiable. Please note that operating expenses are not included in the base rent, and medical marijuana dispensaries are not permitted.

## DETAILS

Price / SF	\$13.00 - \$15.00 / SF
Space Available	1,500 - 6,065 SF
Year Built	2021
Market	Oklahoma City

## HIGHLIGHTS

- High visibility with prominent frontage on NW 23rd Street
- Surrounded by established neighborhoods and commercial developments
- Ideal for retail, office, or flex space users
- Minutes from I-44 and I-40
- Ample parking available on-site

