

## **Impressive Office Space Available for Lease!**



**Location: 727 S. 32nd Street, Muskogee, OK 74401**

**Square Feet: 24,740 sf**

**Total Building Size: Approximately 93,500 sf**

### **Features:**

- **Workstations and Offices: Existing - 135, After Relocations - 187**
- **Restrooms: 2 Women's (7 stalls), 2 Men's (4 stalls, 2 urinals)**
- **Break Rooms/Meeting Rooms: 2**
- **Storage Room: 1 large one**
- **Existing Parking Spaces: 417**
- **Rent Structure: Initial "Gross Annual Rent" - \$13.50/sf = \$27,832.50/mo Includes Base Rent, Utilities, CAM, Taxes, Insurance, Maintenance, Repairs, and more.**
- **Rent Escalator: 3% annually plus pro rata share of any increases in CAM, Taxes & Insurance.**
- **Proposed Primary Term: 10 years with two options for five years each.**

### **Additional Information:**

- **Modular workstations with built-in desks and cabinets (116 units)**
- **Sufficient free-standing desks and desk chairs**
- **Proposed layout subject to approval by the City of Muskogee**
- **Potential assistance from the City for interior wall renovations and workstation relocations**
- **Quick move-in available**