



Details

Lease Rate:	\$15 SF/yr (MG)
Available SF:	1,200 SF
Building Size:	9,000 SF

Highlights

- Landlord pays water, trash, property taxes and insurance
- Tenant pays utilities, janitorial and carries liability insurance listing landlord as additional insured

Overview

Approximately 1,200 square feet of attractive, move in ready office space in a convenient central Durant location. The property features an inviting reception area, three private offices, upgraded finishes, wood style flooring, granite countertops, a spacious executive kitchen and a private restroom.

Located approximately 5 miles from Choctaw Casino & Resort, with convenient access to US Highway 69/75. Durant is a growing regional market with an MSA of approximately 50,000. The area benefits from its proximity to Lake Texoma, Choctaw Casino & Resort and North Texas, attracting millions of visitors to the region each year and supporting continued commercial growth.

Brandy Rundel

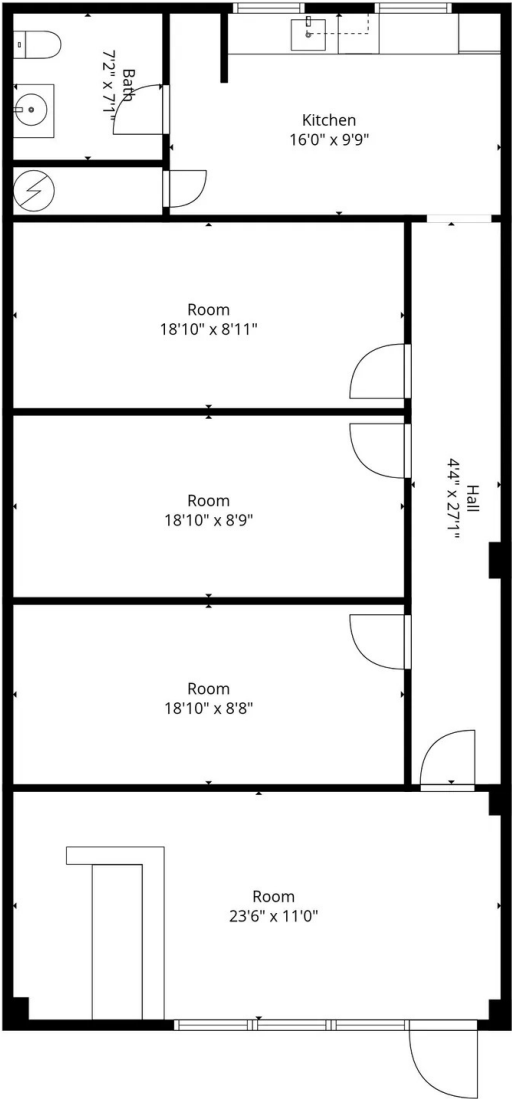
brundel@creekpe.com
405.990.5337





Brandy Rundel
brundel@creekpe.com
405.990.5337





TOTAL: 1197 sq. ft
1st floor: 1197 sq. ft
EXCLUDED AREAS: UNDEFINED: 18 sq. ft

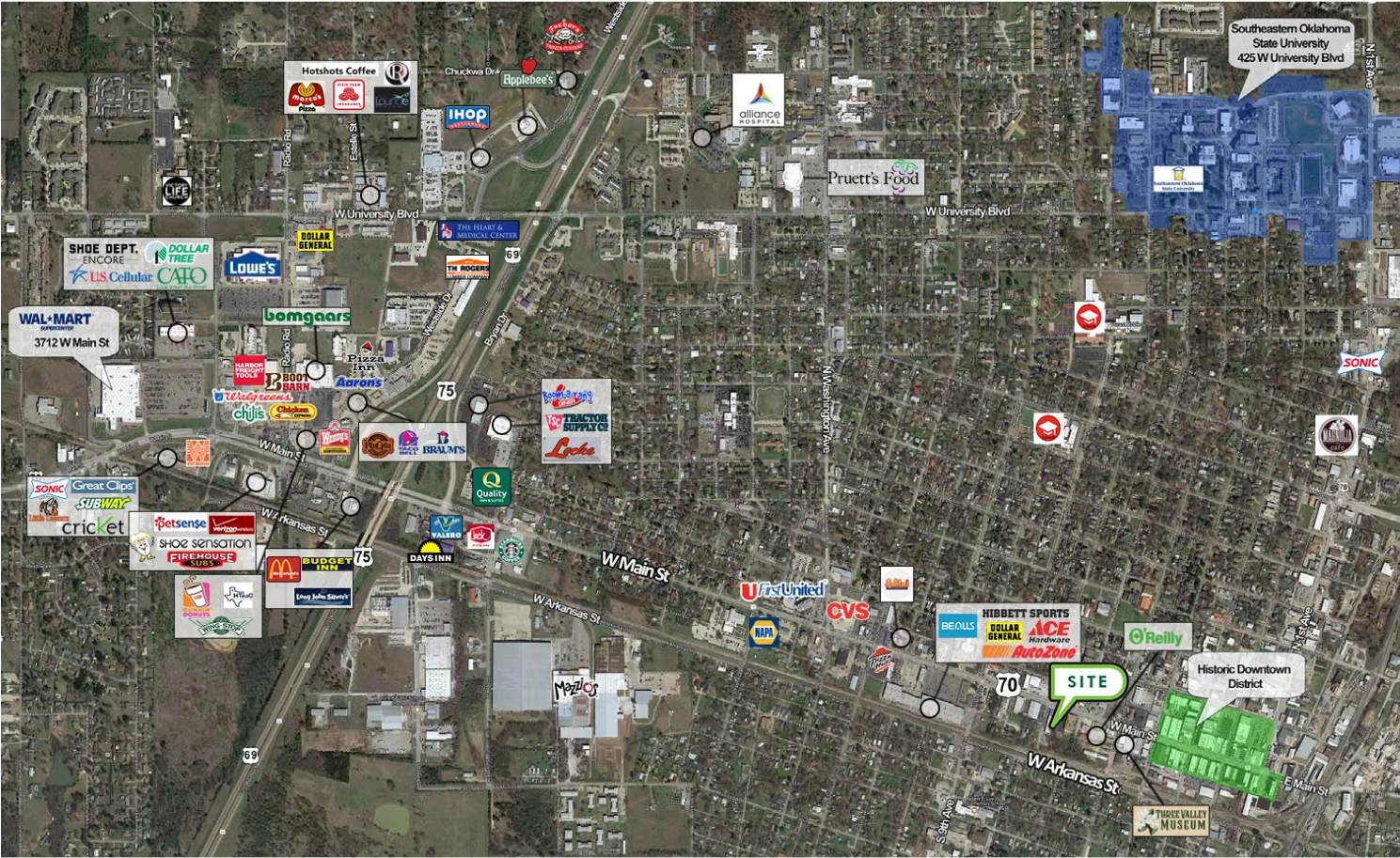
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Brandy Rundel
brundel@creekpe.com
405.990.5337



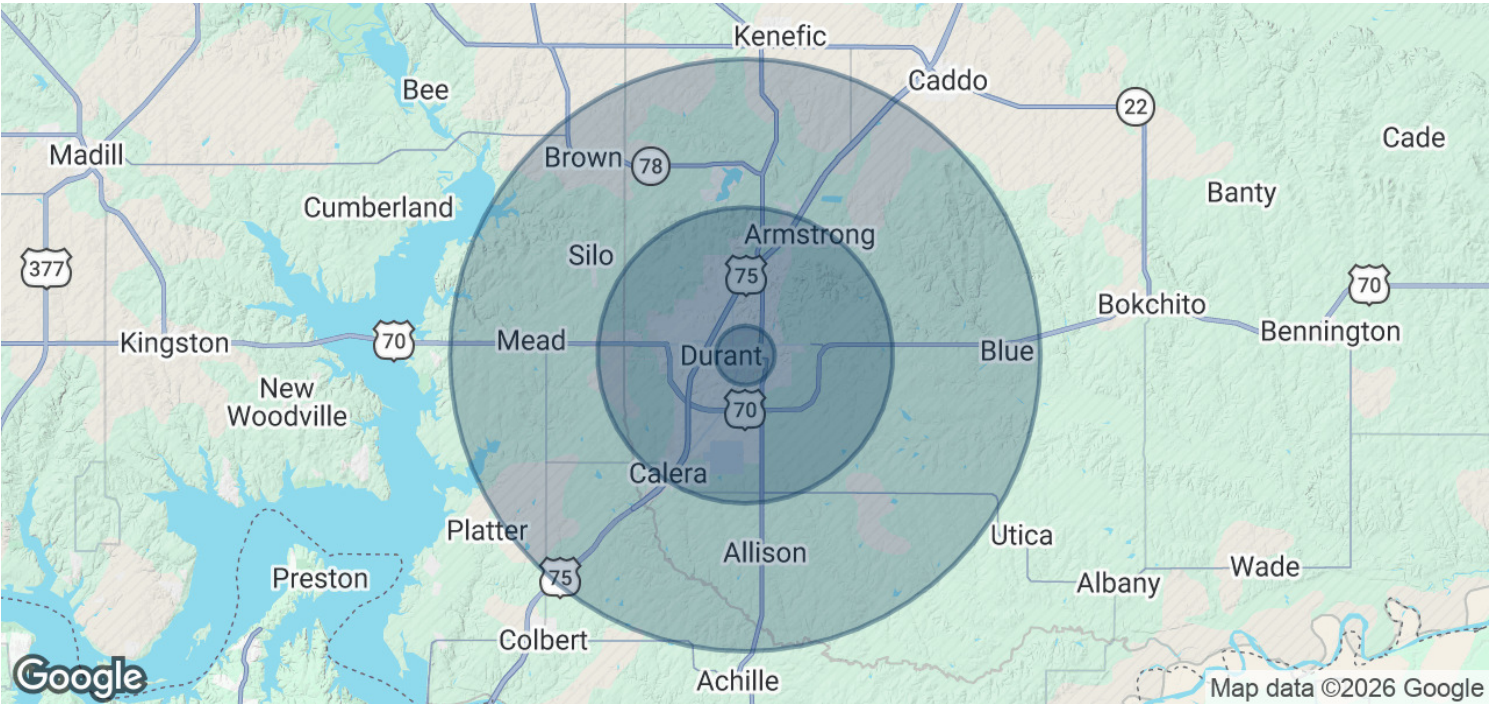
Office Space For Lease | 117 S 7th Ave, Ste 120 | Durant
117 S 7th Ave, Durant, OK 74701

For Lease



Brandy Rundel
brundel@creekpe.com
405.990.5337





Population	1 Mile	5 Miles	10 Miles
Total Population	5,688	24,877	34,683
Average Age	31.7	34.7	36.3
Average Age (Male)	29.5	33.0	35.1
Average Age (Female)	34.3	36.3	37.1
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,103	9,502	13,342
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$53,567	\$68,801	\$71,875
Average House Value	\$109,443	\$186,234	\$183,242
2023 American Community Survey (ACS)			09232026