



OFFICE SPACE FOR LEASE

1220 S SANTA FE AVE

Edmond, OK 73003



TYLER HUXLEY
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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$15 - 18 SF/yr (MG)
Building Size:	9,353 SF
Available SF:	1,753 - 8,253 SF
Year Built:	1993

PROPERTY OVERVIEW

This 9,353 SF office building, located just off South Santa Fe and W 15th St, is available for lease. The leasable area is 1,753-8,253SF, modified gross. This prime location offers excellent visibility and easy access to major roads and nearby amenities. Ideal for businesses seeking a professional environment with flexible leasing options. Perfect for a variety of office uses, offering convenience and accessibility for tenants.

SPACES	LEASE RATE	SPACE SIZE
Suite B	\$16.00 SF/yr	1,753 SF
Suite A	\$14.00 SF/yr	6,500 SF
Entire 1st Floor	\$13.00 SF/yr	8,253 SF

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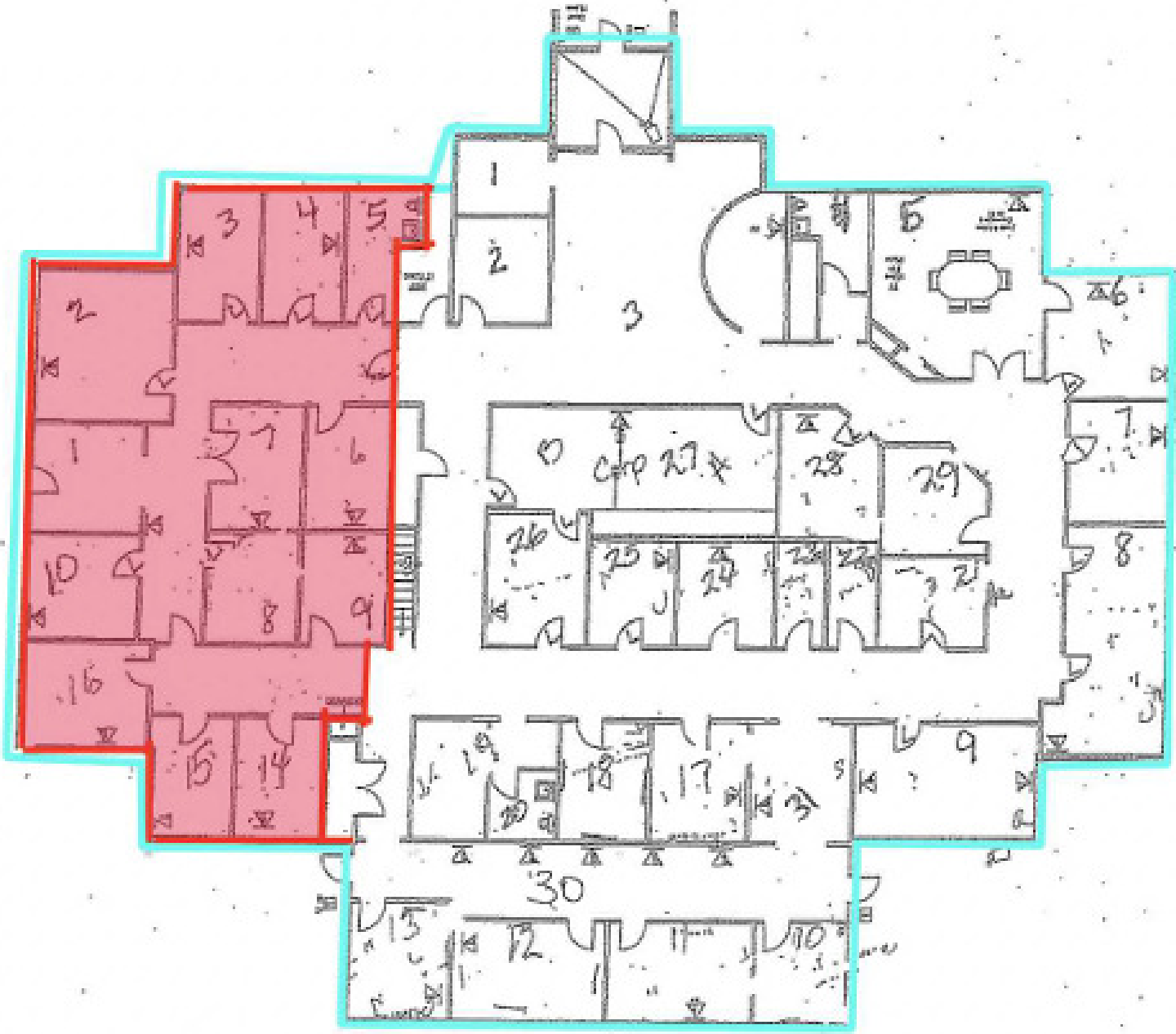
Additional Photos



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Floor plan



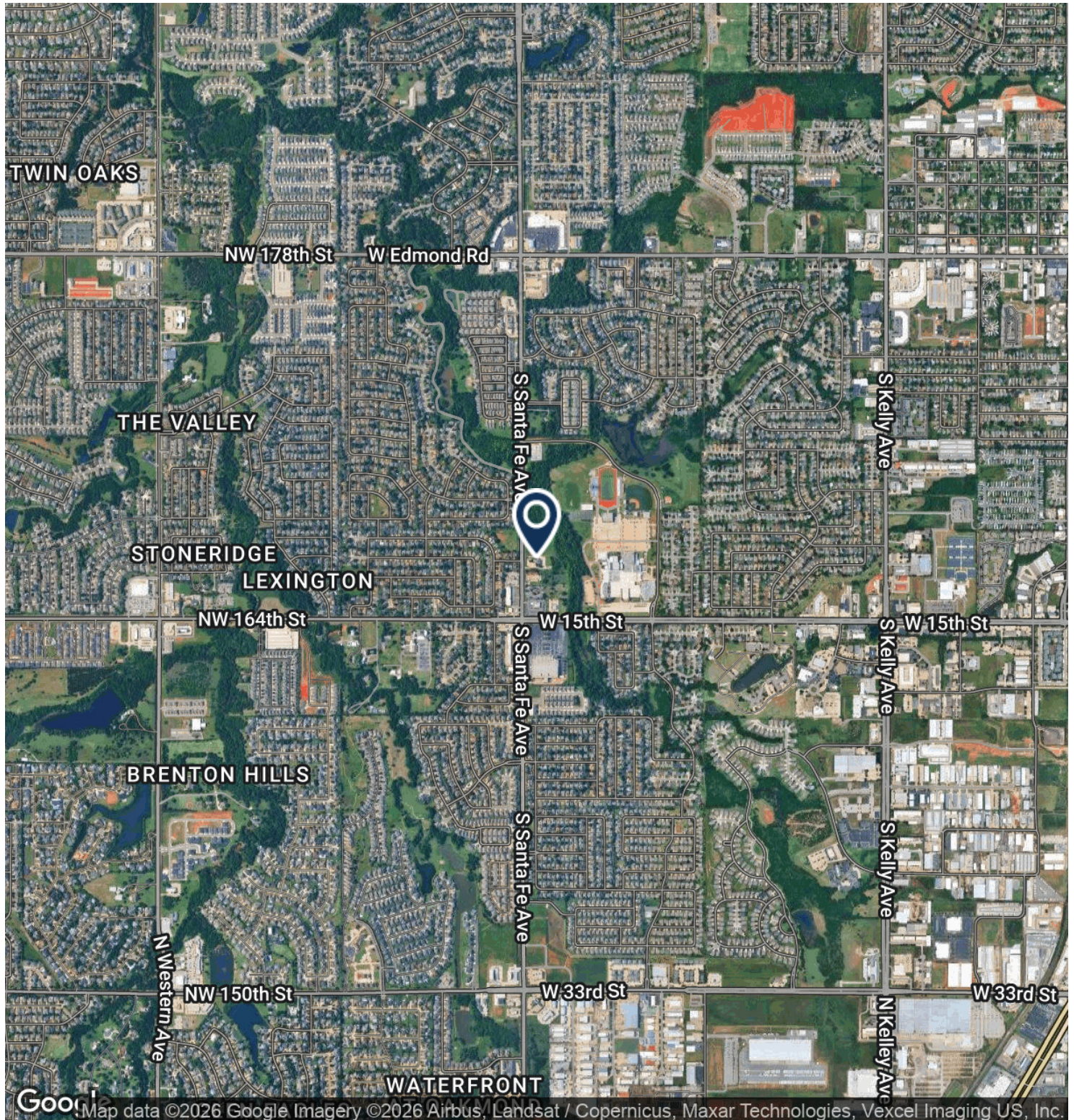
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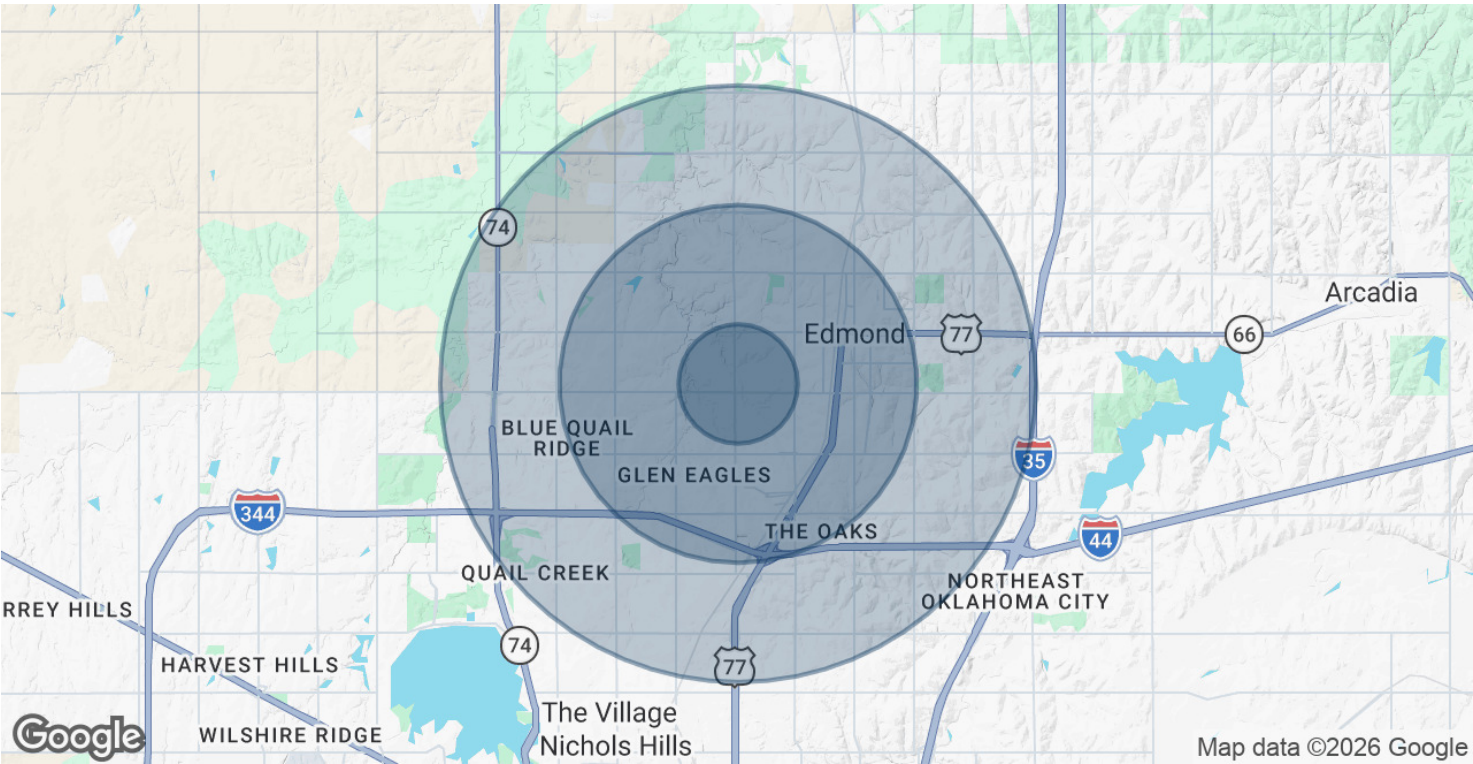
Location Map



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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,360	88,662	178,553
Average Age	38	38	38
Average Age (Male)	37	36	37
Average Age (Female)	40	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,180	34,970	71,183
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$103,646	\$110,979	\$117,889
Average House Value	\$257,679	\$301,541	\$331,489

2020 American Community Survey (ACS)

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