

Executive Summary



Details

Lease Rate:	\$26 SF/yr (MG)
Available SF:	1,625 SF
Building Size:	3,412 SF
Cross Streets:	NW 164th and May Ave
Submarket:	NW Oklahoma City

Highlights

- Ample Parking
- Like new construction
- Great location
- Great demographics

Overview

Don't miss this fantastic leasing opportunity at 16416 Muirfield Place, Suite B in Edmond. This property is in a prime location just seconds from Highway 74/Portland in the middle of prestigious Muirfield Office Park. The space offers 5 offices, 2 Restrooms, Kitchen and Break area, large reception, large conference room and a beautiful covered back patio with view overlooking the fountains.

The property has great amenities, strong demographics, surrounded by rooftops and ample parking. This property is the perfect fit for professional or healthcare user looking to grow their business.

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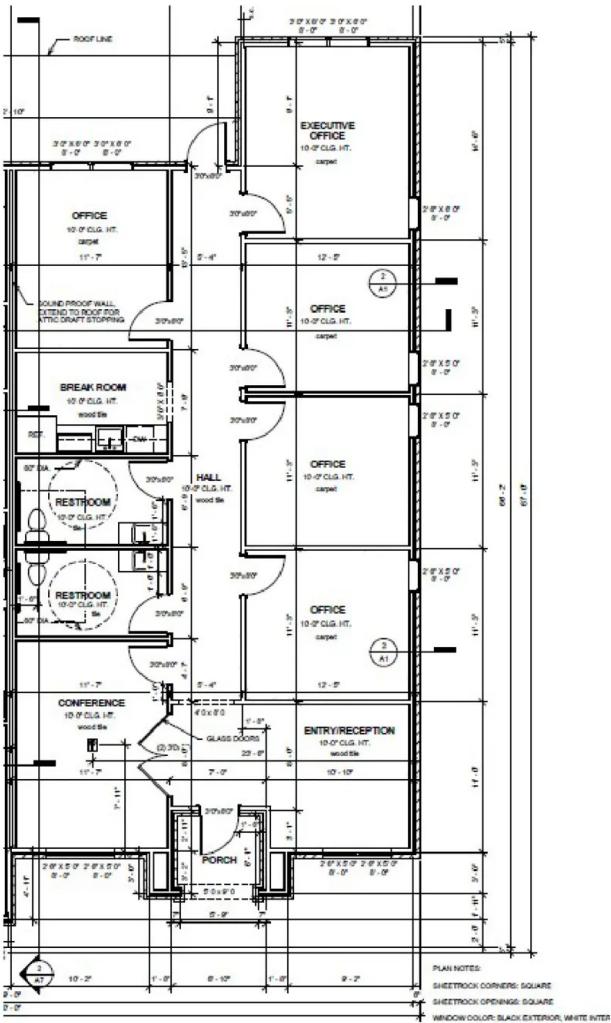
Additional Photos



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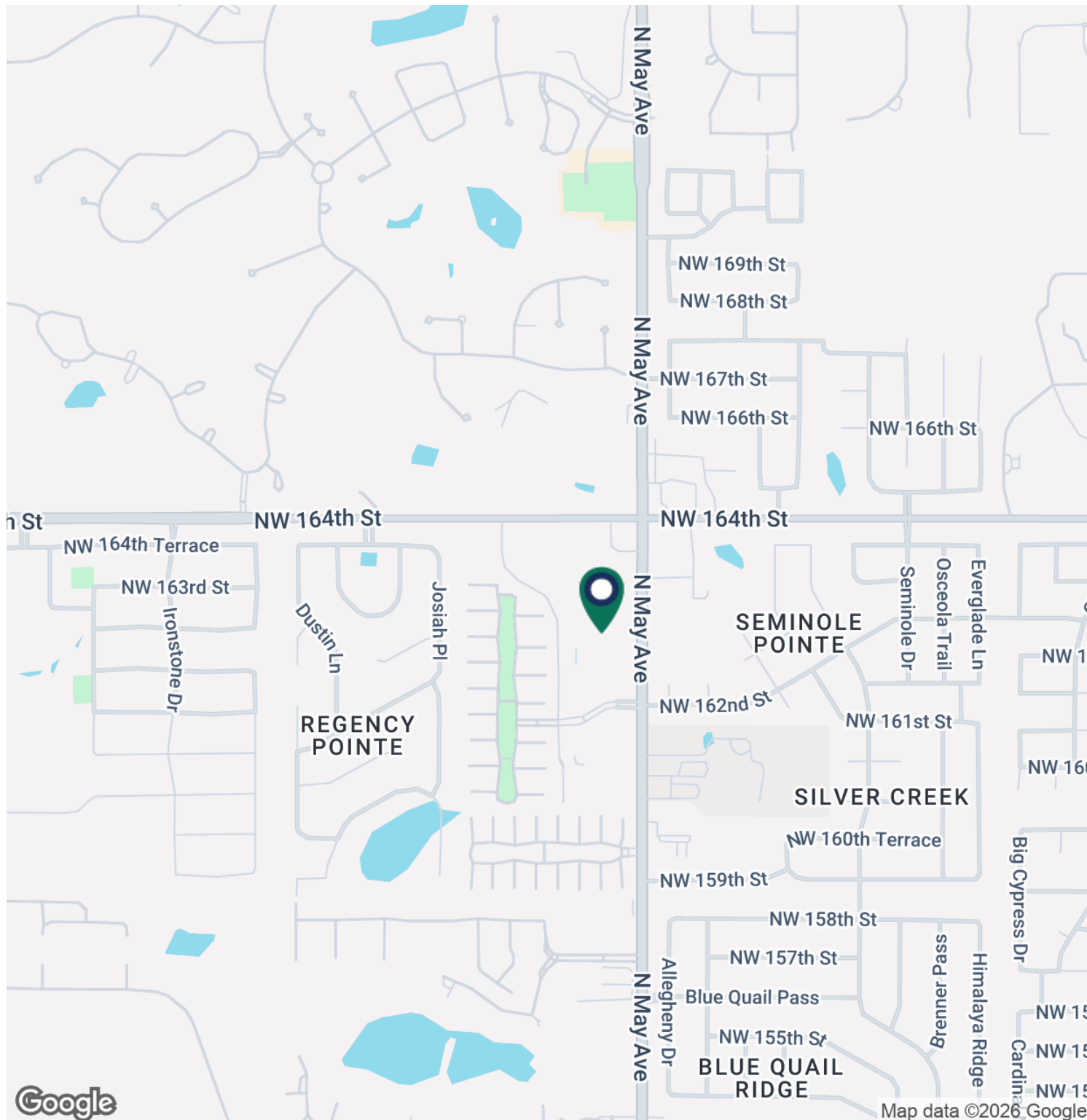
Floor Plans



RIGHT DUPLEX = 1,825 SQ. FT.

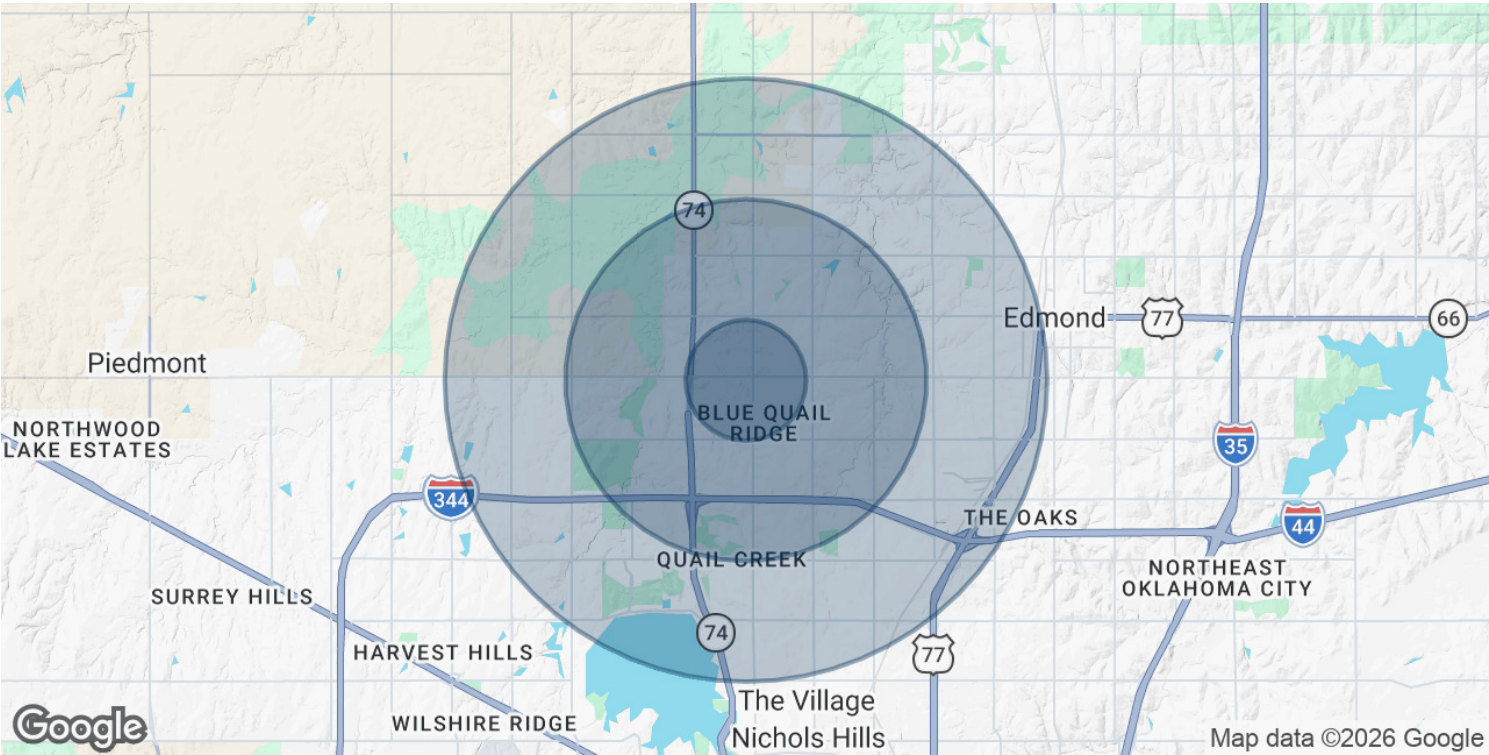
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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	8,768	68,352	155,715
Average Age	37.8	36.7	36.7
Average Age (Male)	34.7	36.0	35.6
Average Age (Female)	40.2	38.3	38.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,238	27,804	65,299
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$140,592	\$127,574	\$112,674
Average House Value	\$439,823	\$365,273	\$316,182

2023 American Community Survey (ACS)

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