

Lease Rate: $20 SF/yr (NNN)

NICK GRAY
405.615.9904
ngray@creekpe.com

KAYDN KAHKESH
405.401.3297
kkahkesh@creekpe.com

LUKE ALLISON
405.740.5993
lallison@creekpe.com

Executive Summary



Details

Lease Rate:	$20 SF/yr (NNN)
Available SF/Building Size:	2,615 SF
Lot Size:	13,393 SF
Year Built:	2024
Zoning:	PUD

Highlights

- Prime location in Oklahoma City, OK
- Spacious and versatile floor plan
- Modern and professional building design
- Ample parking for employees and visitors
- High visibility and signage opportunities
- Excellent natural light throughout the space
- Convenient access to major transportation routes
- Well-maintained and landscaped property

Overview

This 2,615-square-foot office suite is thoughtfully designed to accommodate either a single tenant or two separate medical or professional office users. The flexible floor plan allows the space to be easily divided into two independent suites, making it ideal for healthcare providers, specialists, therapists, or other professional businesses seeking a functional and efficient layout.

Each side of the suite features its own private reception area with a dedicated reception desk, conference room, restroom, and kitchenette, providing the convenience and privacy needed for independent operations. The layout offers excellent flexibility for practices looking to share a location while maintaining separate entrances and client spaces, or for a single occupant requiring ample room for multiple departments or providers.

Located within a well-maintained office park, this move-in-ready space combines a practical design with a professional setting and is well suited for a variety of medical and office uses.

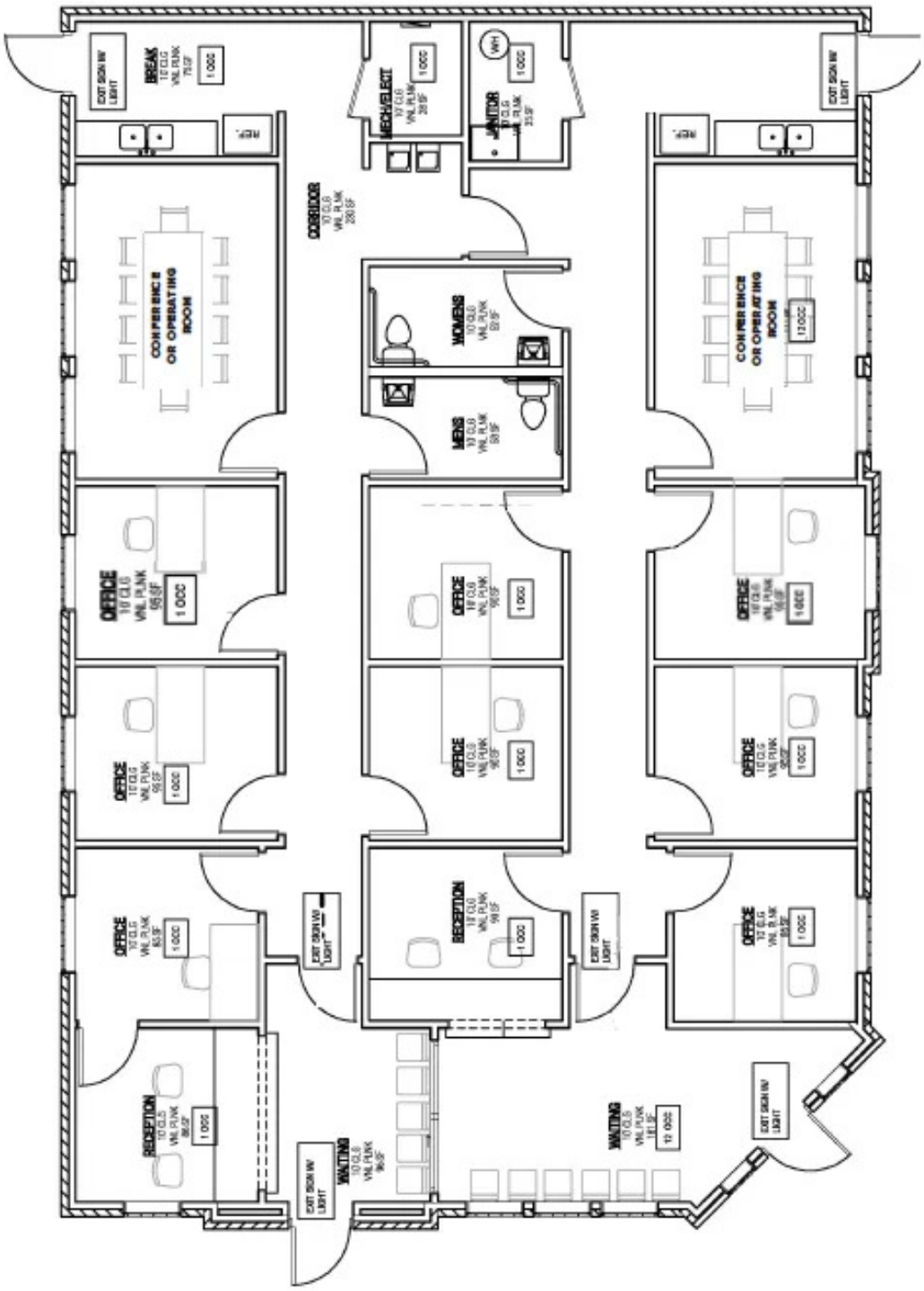
NICK GRAY
405.615.9904
ngray@creekpe.com

KAYDN KAHKESH
405.401.3297
kkahkesh@creekpe.com

LUKE ALLISON
405.740.5993
lallison@creekpe.com

Floor Plan

Space is divisible into two (2) suites

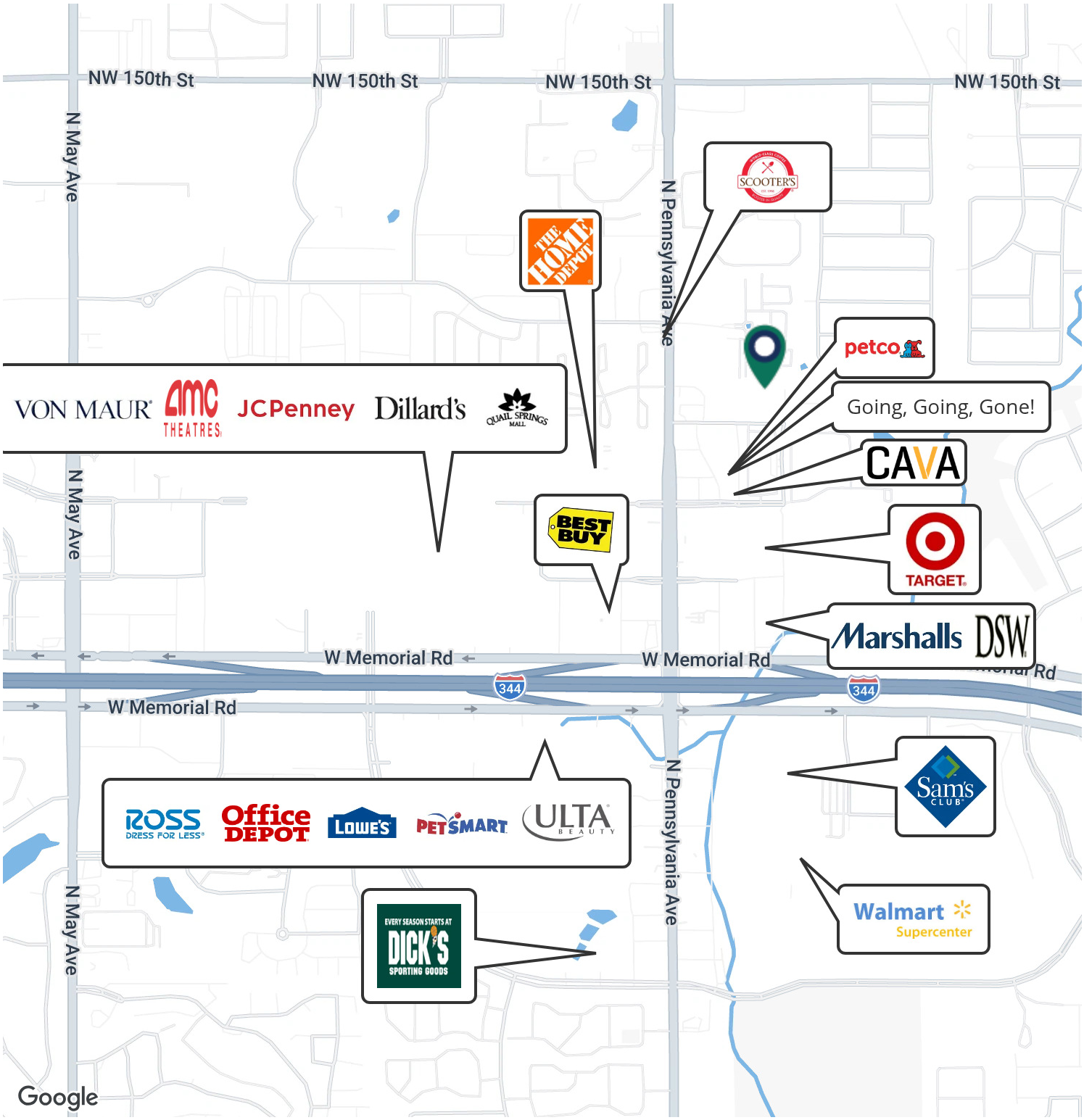


NICK GRAY
405.615.9904
ngray@creekpe.com

KAYDN KAHKESH
405.401.3297
kkahkesh@creekpe.com

LUKE ALLISON
405.740.5993
lallison@creekpe.com

Retailer Map

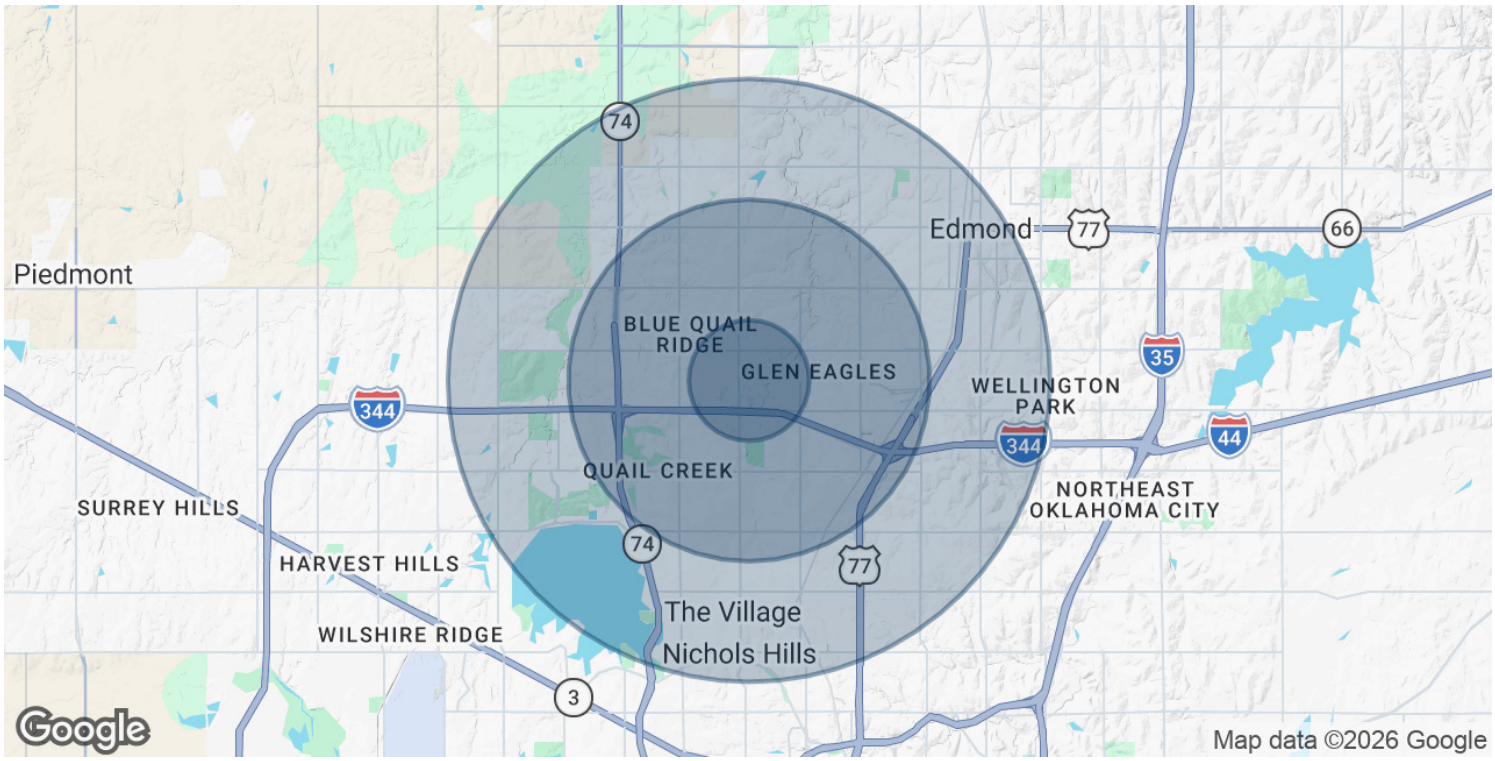


NICK GRAY
405.615.9904
ngray@creekpe.com

KAYDN KAHKESH
405.401.3297
kkahkesh@creekpe.com

LUKE ALLISON
405.740.5993
lallison@creekpe.com

Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	9,848	78,246	182,110
Average Age	33.6	36.9	36.7
Average Age (Male)	32.4	35.5	35.6
Average Age (Female)	37.3	39.3	38.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,014	34,256	77,703
# of Persons per HH	2.0	2.3	2.3
Average HH Income	$96,466	$106,122	$110,356
Average House Value	$265,770	$310,209	$313,734

2023 American Community Survey (ACS) *11052026*

NICK GRAY
405.615.9904
ngray@creekpe.com

KAYDN KAHKESH
405.401.3297
kkahkesh@creekpe.com

LUKE ALLISON
405.740.5993
lallison@creekpe.com