

Lease Rate: $19 SF/yr (NNN)

TROY HUMPHREY
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Executive Summary



Details

Lease Rate:	$19 SF/yr (NNN)
Available SF:	4,136 SF
NNN:	$4.05 SF/yr
Lot Size:	5.99 Acres
Building Size:	95,706 SF

Overview

Don't miss this rare, fantastic opportunity to move into a fully built-out medical office ideally situated along Broadway Extension in Edmond. This suite offers hardwood floors throughout the common areas, carpet in the offices, eight private treatment rooms, two large open treatment areas, private doctor offices, utility area, etc. This has everything needed for any medical use. This is a prime spot with easy access from north and south bound traffic along Broadway Extension. An ideal location in south Edmond, so clients don't get caught in Edmond traffic.

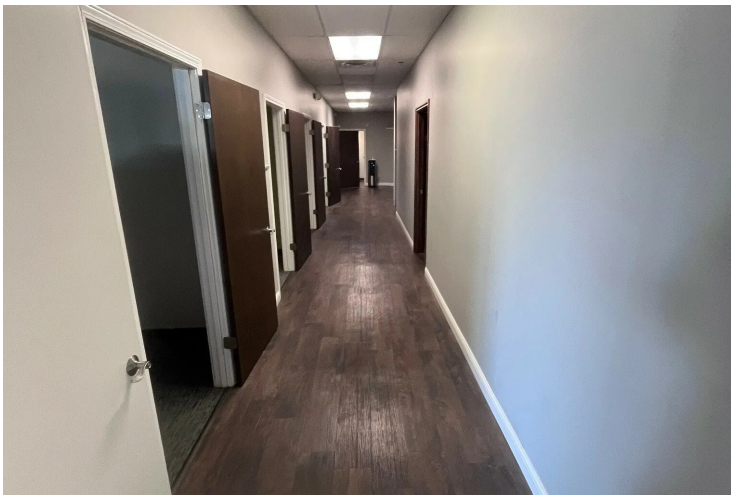
Highlights

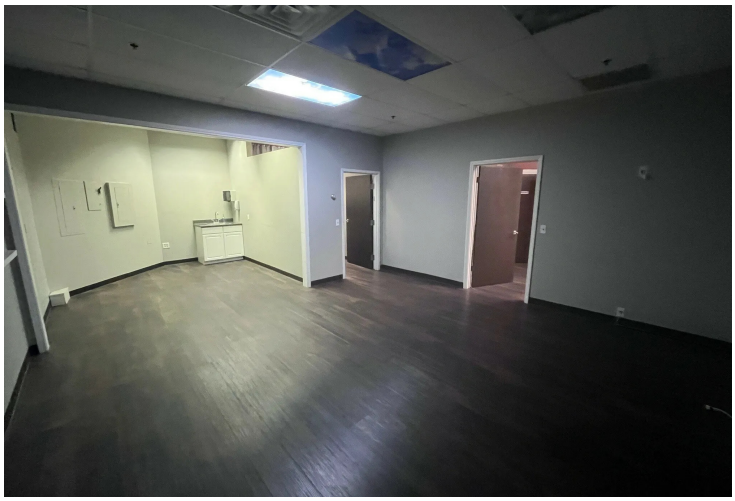
- Turnkey Medical Office
- 2 large private offices
- 2 bathrooms
- 2 large open treatment areas
- 8 private treatment rooms
- Large administration area and waiting room
- Large utility room
- Large break room

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Additional Photos













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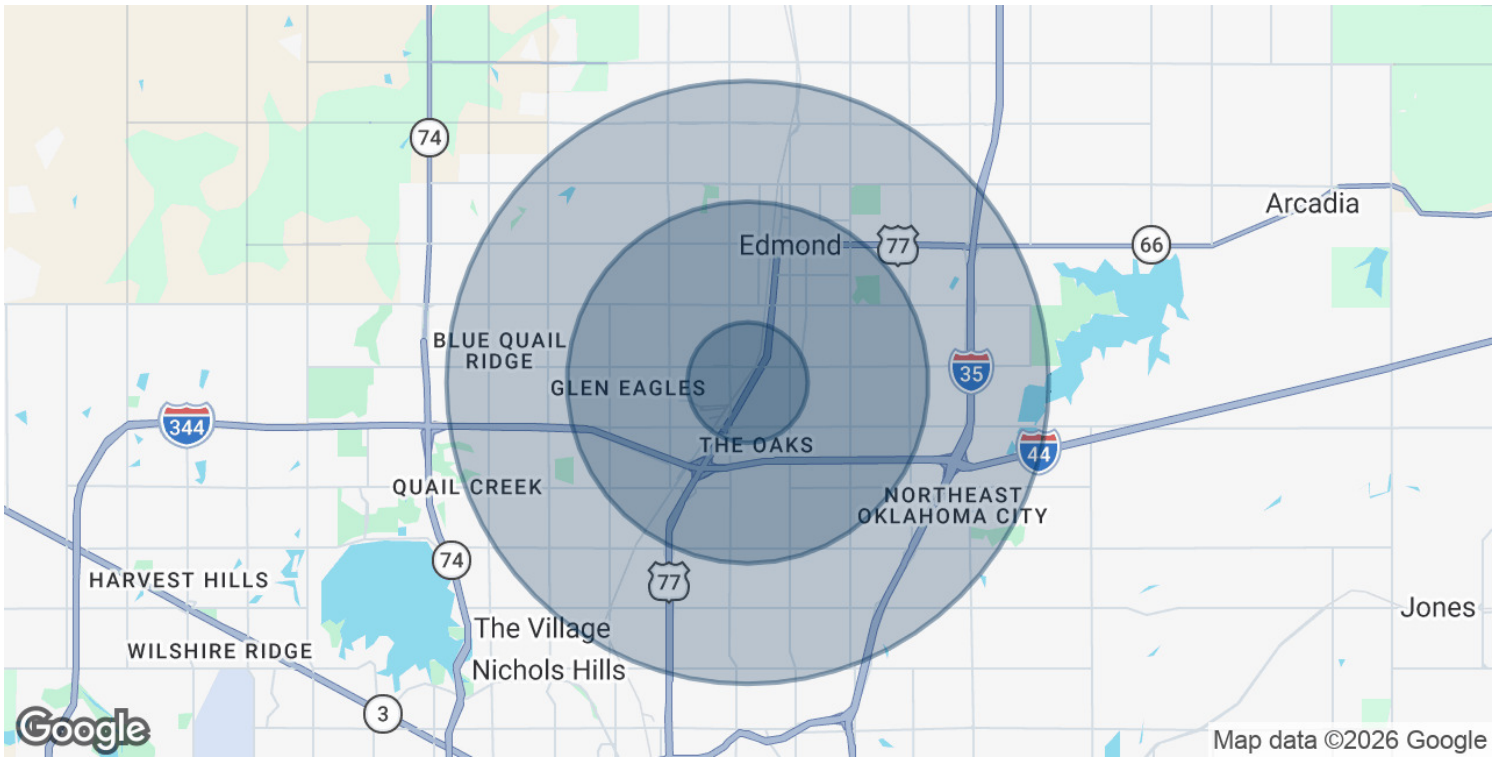
CREEK PRICE EDWARDS

Retailer Map



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	6,754	64,143	167,651
Average Age	31.9	36.4	37.0
Average Age (Male)	31.0	35.1	35.5
Average Age (Female)	34.7	39.0	39.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,845	25,959	69,459
# of Persons per HH	2.4	2.5	2.4
Average HH Income	$90,485	$107,004	$111,020
Average House Value	$291,201	$275,933	$305,065

2023 American Community Survey (ACS)

11242026

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