

Executive Summary



Offering Summary

Lease Rate:	\$750 per month (Full Service)
Building Size:	12,600 SF
Available SF:	311 - 622 SF
Year Built:	2001
Market:	Edmond

Property Overview

This office suite includes three well-sized offices, a reception area, sitting area, kitchenette, bathroom, and a copier/fil room.

The property features a courtyard, ample parking, and a functional layout in a quiet, convenient location.

Highlights

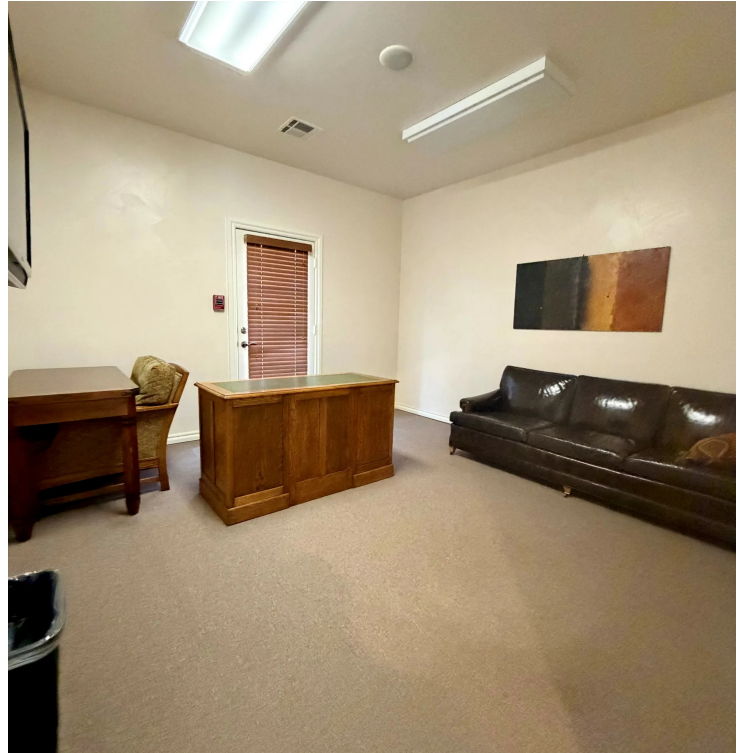
- Ample parking for guests and staff
- Exterior signage available on 9th Street
- Cleaning services included
- Full Service Lease

Spaces	Lease Rate	Size
Suite 3B	\$750 per month	311-622 SF
Suite 3C	\$750 per month	311-622 SF

TYLER HUXLEY
405.973.8435
thuxley@creekpe.com

JOHNNY STRADAL
405.990.0569
jstradal@creekpe.com

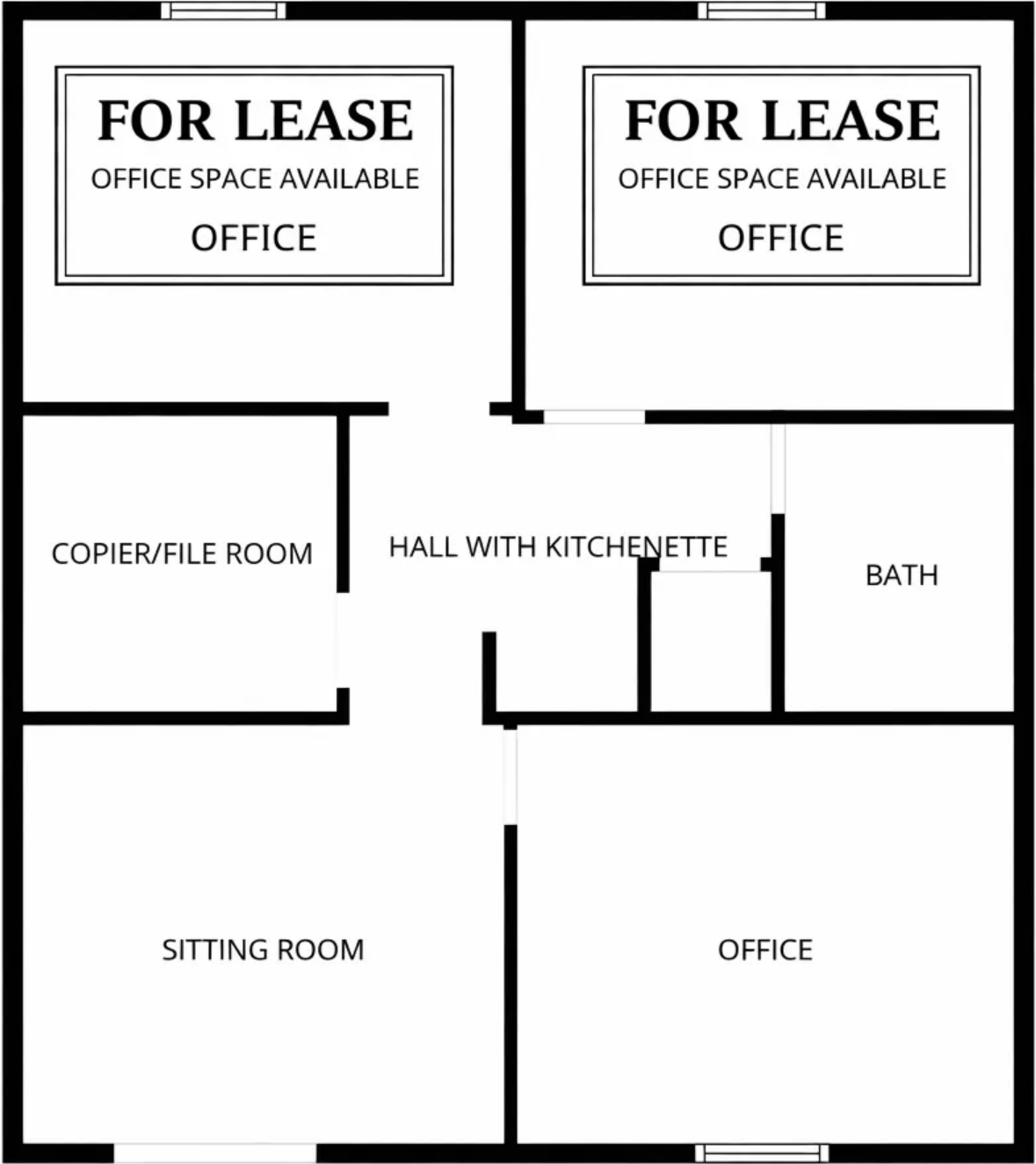
Additional Photos



TYLER HUXLEY
405.973.8435
thuxley@creekpe.com

JOHNNY STRADAL
405.990.0569
jstradal@creekpe.com

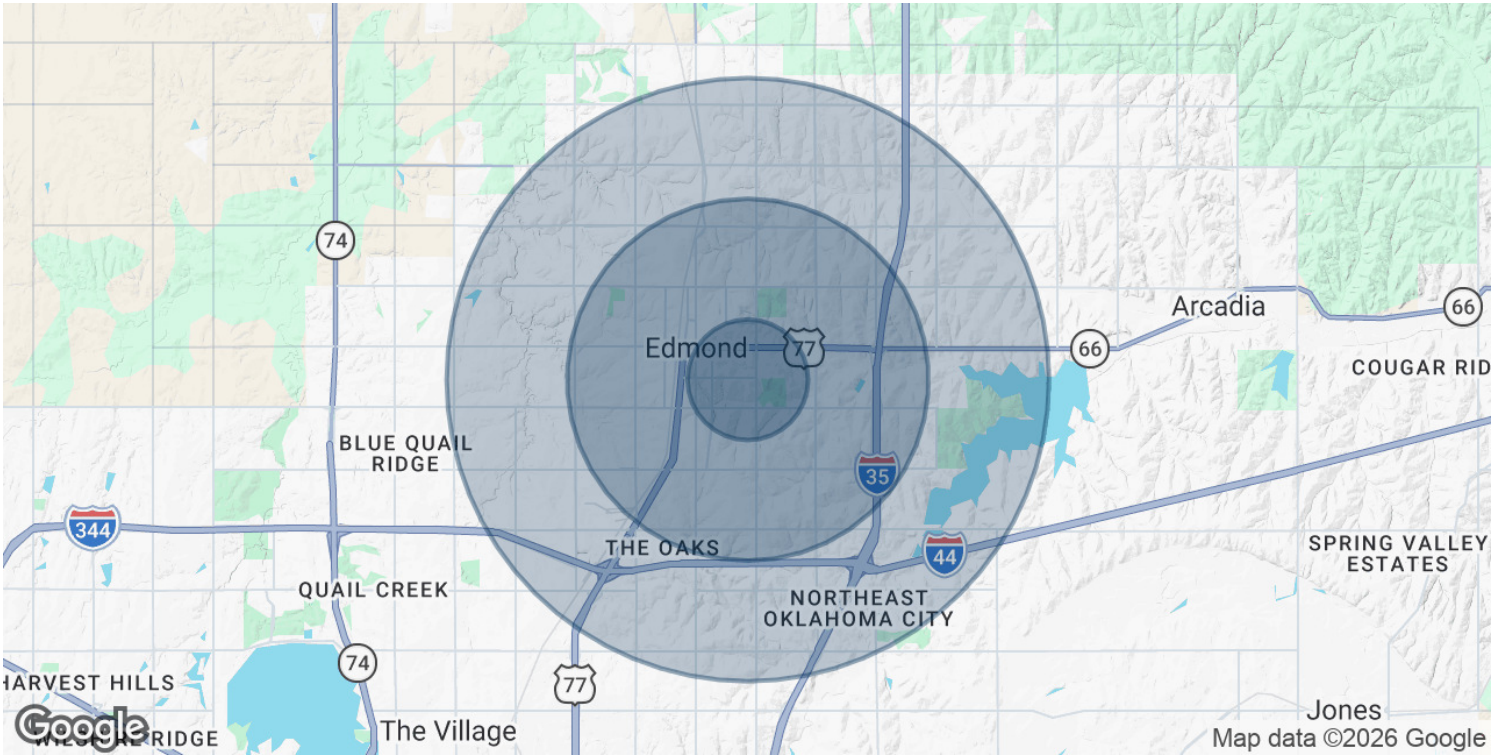
Floor Plans



TYLER HUXLEY
405.973.8435
thuxley@creekpe.com

JOHNNY STRADAL
405.990.0569
jstradal@creekpe.com

Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	11,196	71,631	127,667
Average Age	35	39	39
Average Age (Male)	34	37	37
Average Age (Female)	36	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,798	28,804	49,432
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$96,722	\$115,111	\$129,568
Average House Value	\$303,656	\$322,040	\$367,285

2020 American Community Survey (ACS)

TYLER HUXLEY
405.973.8435
thuxley@creekpe.com

JOHNNY STRADAL
405.990.0569
jstradal@creekpe.com