

## Executive Summary



### Details

|                |                  |
|----------------|------------------|
| Lease Rate:    | \$30 SF/yr (NNN) |
| Available SF:  | 3,375 SF         |
| Lot Size:      | 100,702 SF       |
| Building Size: | 17,688 SF        |
| Submarket:     | NW Oklahoma City |

### Highlights

- Turnkey Class A medical space
- Great visibility and location
- Ample Parking
- Great tenant mix and healthcare synergy

### Overview

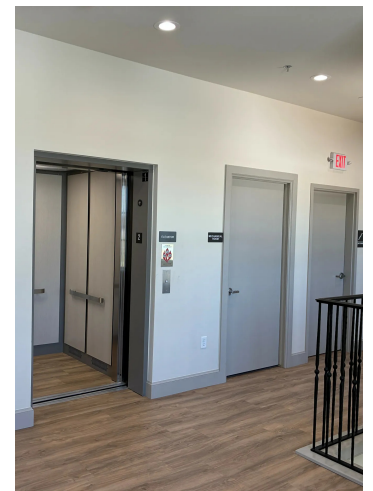
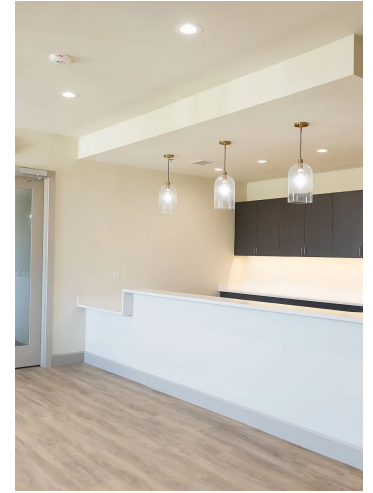
We're happy to introduce this fantastic leasing opportunity of turnkey medical space at 3030 NW 164th, Edmond, OK. This property is in a prime location, just seconds away from Hwy 74/Portland, in the thriving area of Edmond, next to prominent Muirfield Office Park and right across from Rose Creek.

The space available offers brand new construction of turnkey medical, with 7 exam rooms all equipped with sinks and plumbing, large waiting and reception, two restrooms, large nurses station, private office, employee break area with direct access to elevator. The property has great tenant mix of healthcare, creating great synergies, strong demographics, surrounded by rooftops and has ample parking. Don't miss this great property and call us today with any questions.

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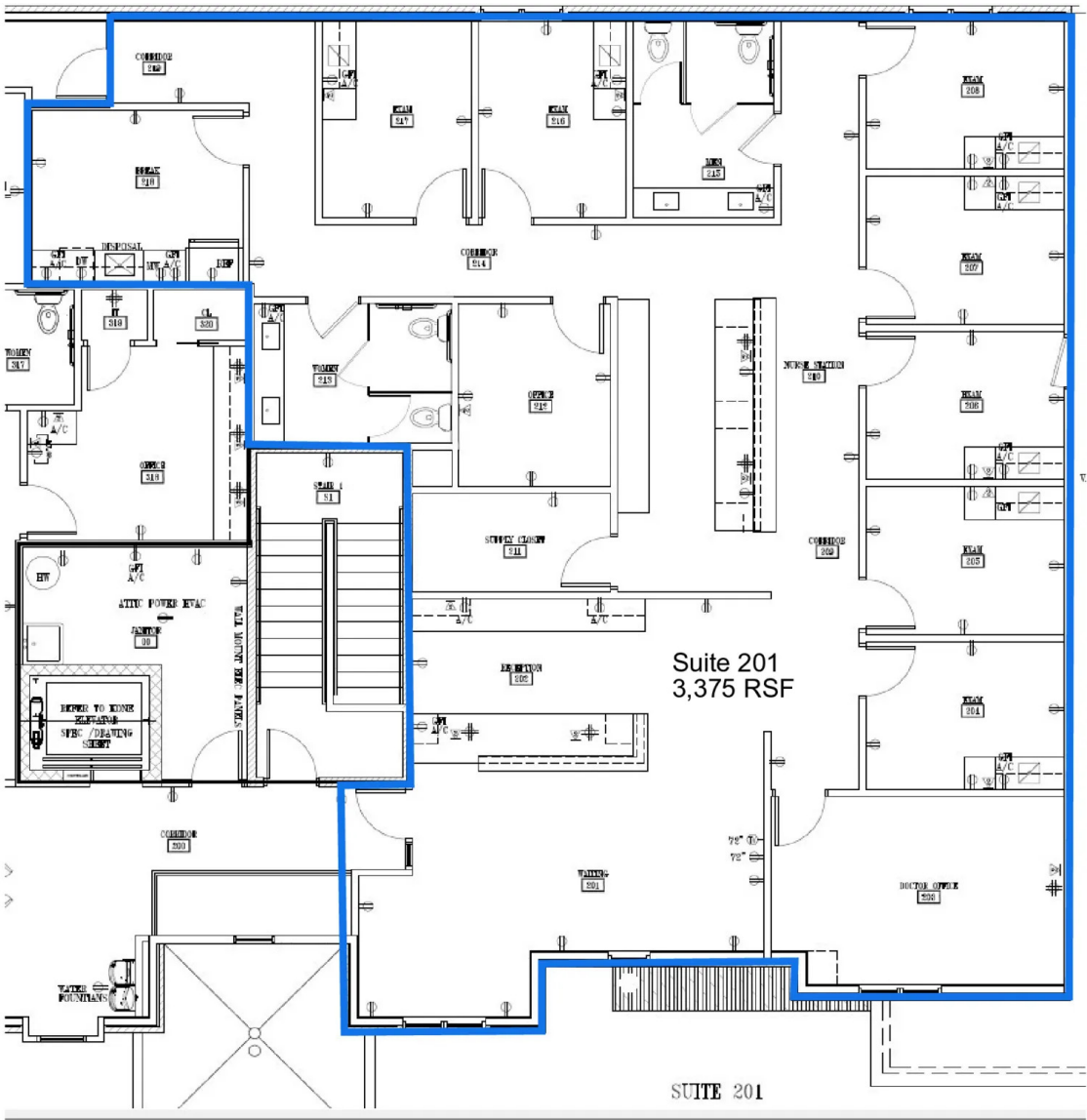
## Additional Photos



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Floor Plans

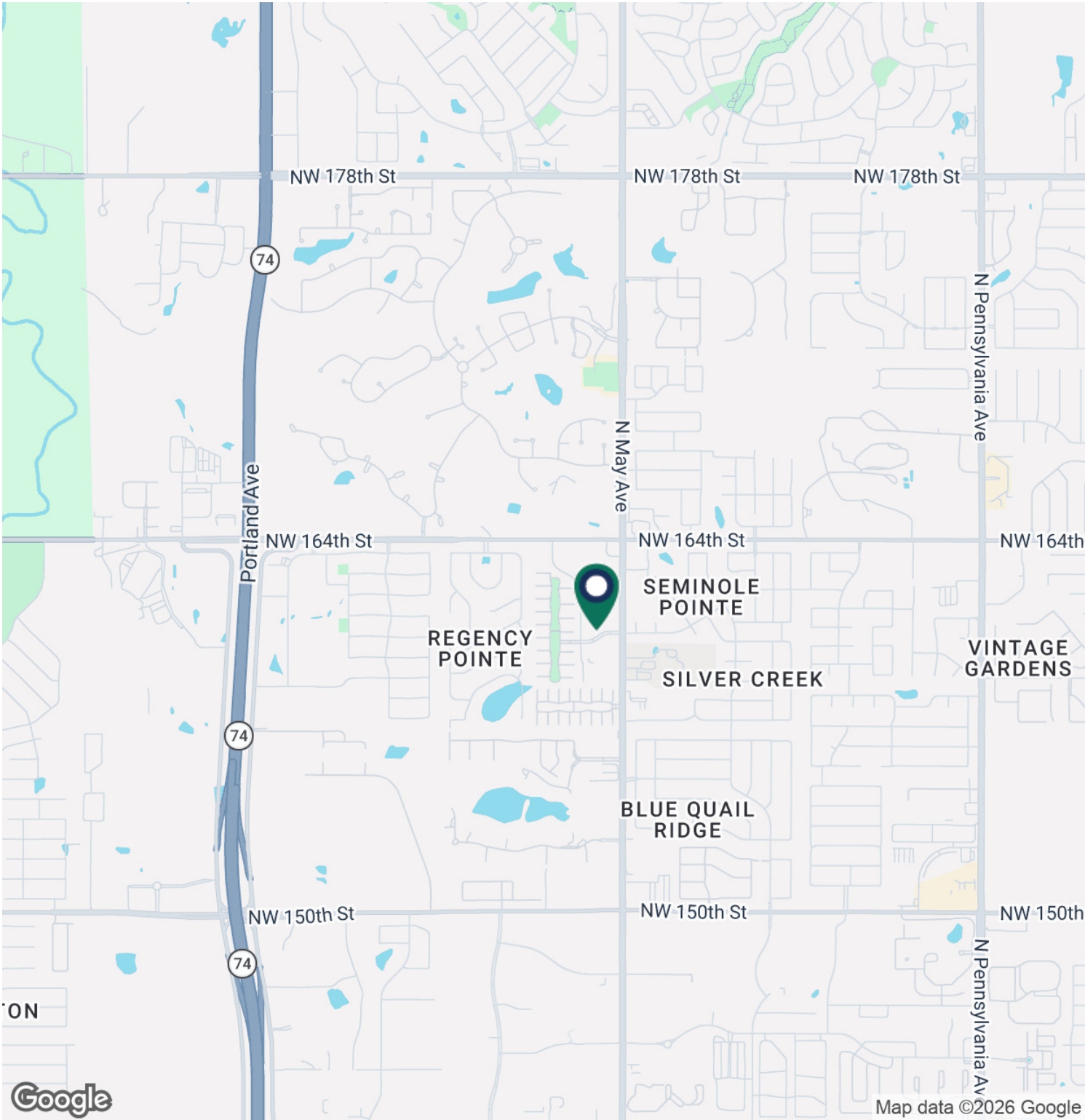


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|----------------------------------------------------------|----------------------------------------------------------------|
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|----------------------------------------------------------|----------------------------------------------------------------|

3030 NW 164TH ST  
3030 NW 164TH ST | EDMOND, OK 73013



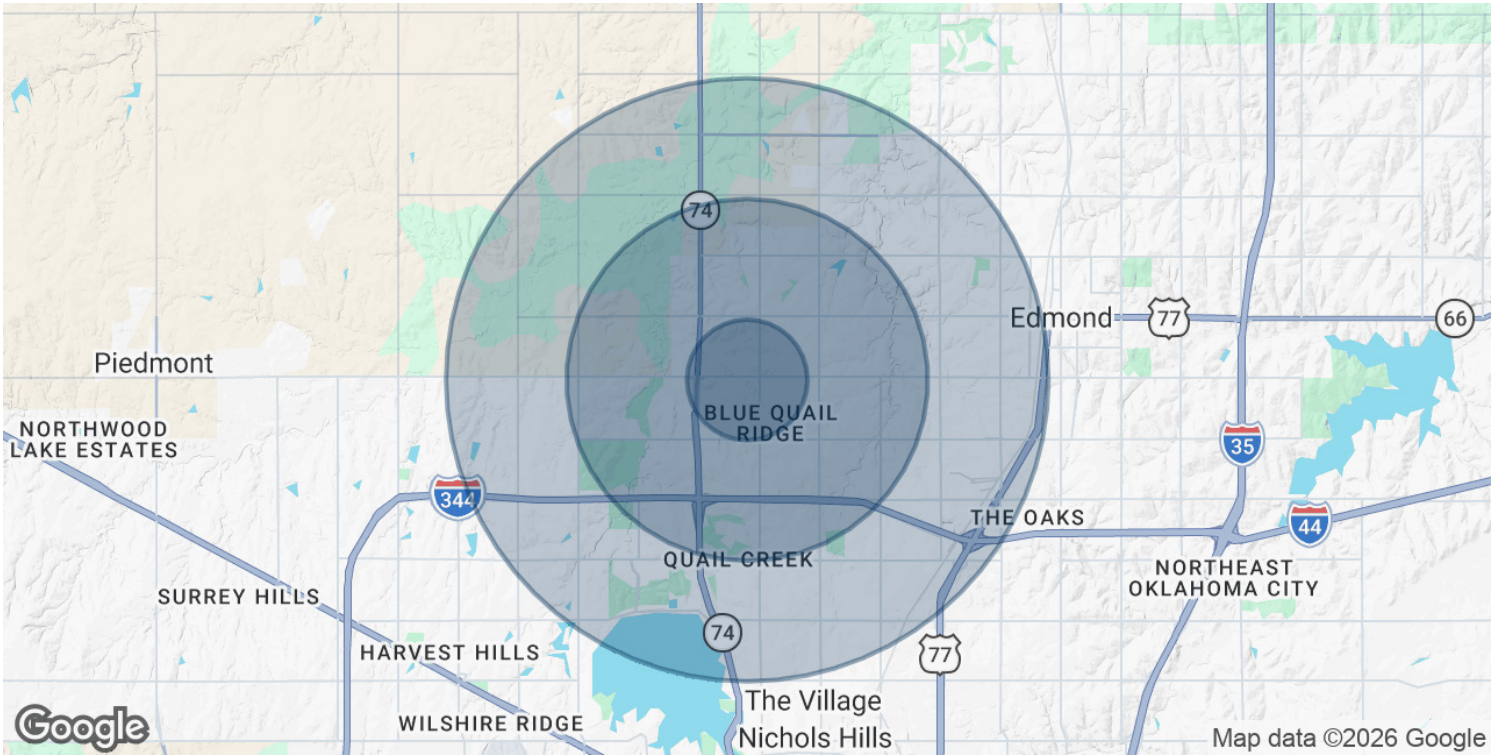
Location Map



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Demographics Map & Report



| Population           | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 8,337  | 67,110  | 154,463 |
| Average Age          | 38.1   | 36.6    | 36.8    |
| Average Age (Male)   | 35.2   | 35.9    | 35.7    |
| Average Age (Female) | 40.3   | 38.1    | 38.6    |

| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,068     | 27,202    | 64,730    |
| # of Persons per HH | 2.7       | 2.5       | 2.4       |
| Average HH Income   | \$141,895 | \$128,283 | \$113,194 |
| Average House Value | \$459,270 | \$367,978 | \$317,027 |

2023 American Community Survey (ACS)

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