

Executive Summary



- 8,968 Sq Ft +/- Office Medical Space Available
- 8,758 Sq Ft +/- Office Medical Preleasing Available
- 2nd floor offers direct access via stairs or elevator
- Enclosed & Exterior Patio on 2nd floor

Details

Lease Rate:	Negotiable
Available SF:	1,200 - 8,758 SF
Lot Size:	3.39 Acres
Building Size:	34,541 SF

Highlights

- 8,968 Sq Ft +/- Office Medical Space Available
- 8,758 Sq Ft +/- Office Medical Preleasing Available
- 2nd floor offers direct access via stairs or elevator
- Enclosed & Exterior Patio on 2nd floor

Overview

The Stacks is a two-story property conveniently located just off Interstate 40 on 10th Street, between Garth Brooks Boulevard and Czech Hall Road. The property is strategically positioned between a newly developed, grocery-anchored power center and a Target-anchored shopping center.

The Stacks serves a growing trade area that includes Oklahoma City, Yukon, Mustang, and El Reno, providing convenient access to residents throughout the region.

The property is surrounded by a strong mix of national and regional retailers, including Crest Foods, HomeGoods, Academy Sports + Outdoors, Ulta Beauty, Rack Room Shoes, Marshalls, Petco, and many more. A first-class apartment community is planned directly behind the property, adding to the area's continued growth and increasing customer base.

CORRY MAZZA
405.845.5101
cmazza@creekpe.com

CHASE ANDERSON
405.570.3606
canderson@creekpe.com

Lease Spaces

Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 8,758 SF	Lease Rate:	Negotiable

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ Suite 203	Available	4,316 SF	NNN	Negotiable	This space includes an 983 sq ft Enclosed Patio and an 981 sf Exterior Patio
■ Suite 208	Available	4,652 SF	NNN	Negotiable	-
■ Pre-Leasing - Building 2	Available	1,200 - 8,758 SF	NNN	Negotiable	-

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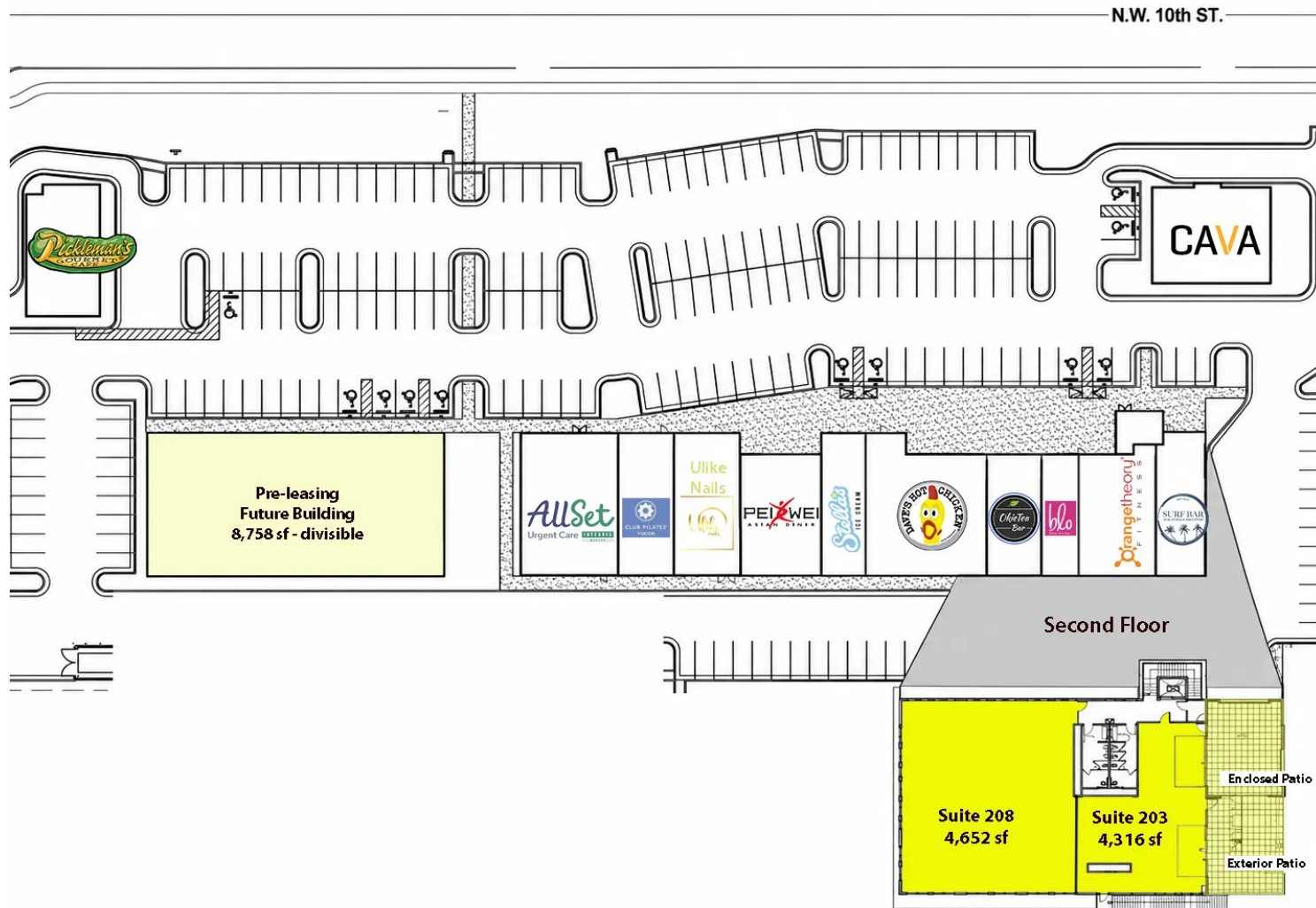
CHASE ANDERSON
405.570.3606
canderson@creekpe.com

THE STACKS - MEDICAL

12708 NW 10TH ST | YUKON, OK 73099



Site Plan



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Additional Photos



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Overall Aerial



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Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	456	1,914	7,312
Average Age	29.6	33.0	36.7
Average Age (Male)	29.9	32.8	37.8
Average Age (Female)	29.5	33.7	36.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	131	593	2,536
# of Persons per HH	3.5	3.2	2.9
Average HH Income	\$89,639	\$92,283	\$95,837
Average House Value	\$194,372	\$194,448	\$206,833

2023 American Community Survey (ACS)

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