

EXECUTIVE SUMMARY



OFFERING SUMMARY

|                |                 |
|----------------|-----------------|
| Price:         | \$12.50/SF (MG) |
| Available:     | 1,050-2,282 SF  |
| Building Size: | 13,407 SF       |
| Lot Size:      | 1.6 Acres       |
| Renovated:     | 2016            |

PROPERTY OVERVIEW

For Lease: A prime leasing opportunity in Moore, OK - a multi-tenant office building that boasts exceptional potential for long-term stability. This attractive commercial property is located in a highly visible location, making it an excellent choice for tenants looking to expand their office and visibility.

This multi-tenant office building is spread over a generous land area and offers ample parking spaces for tenants and visitors.

| SPACES                          | LEASE RATE    | SPACE SIZE |
|---------------------------------|---------------|------------|
| 221 N. I-35 Service Rd. Suite 1 | \$12.50 SF/yr | 1,050 SF   |
| 221 N. I-35 Service Rd. Suite D | \$12.50 SF/yr | 2,282 SF   |

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## ADDITIONAL PHOTOS

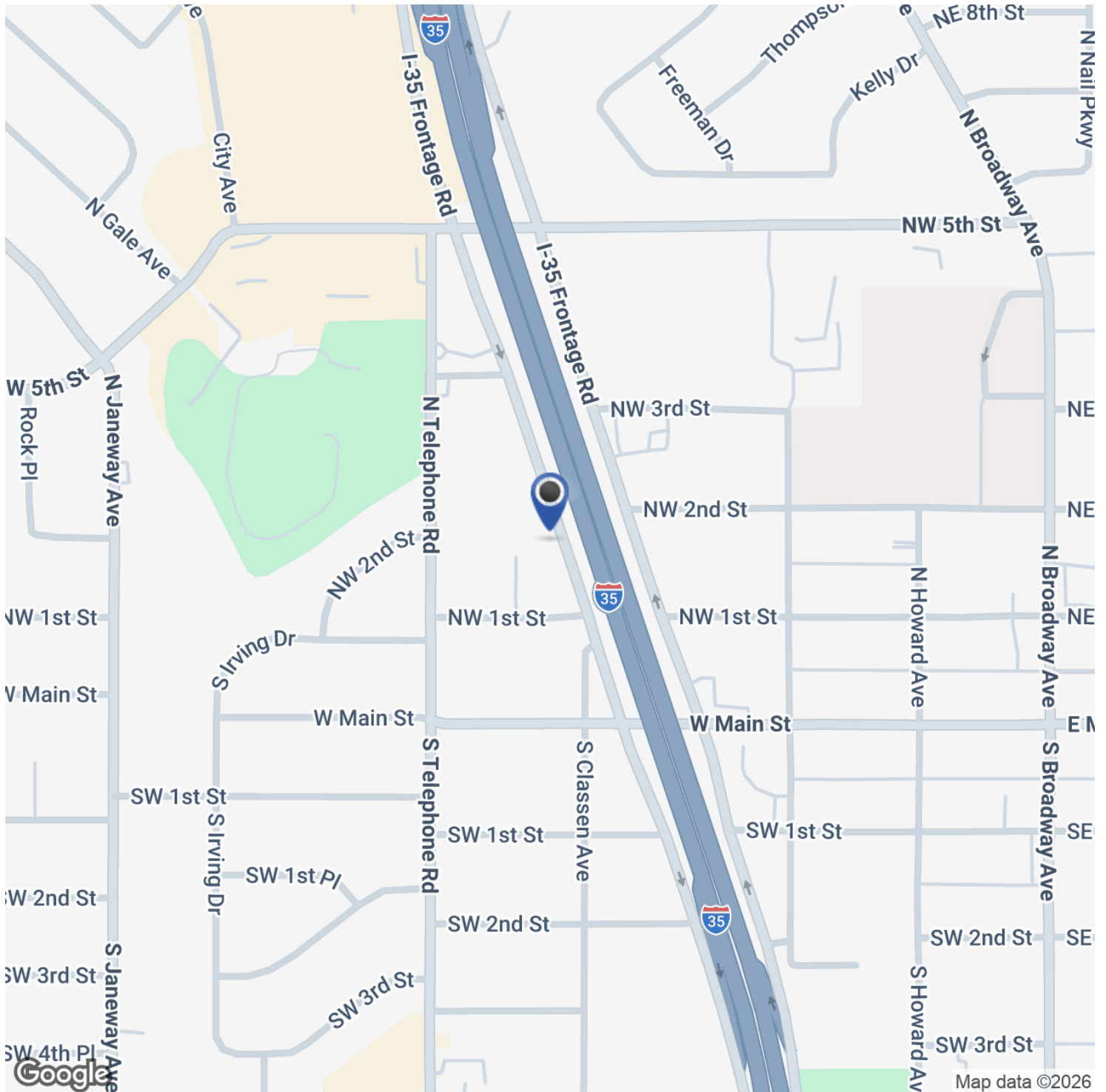


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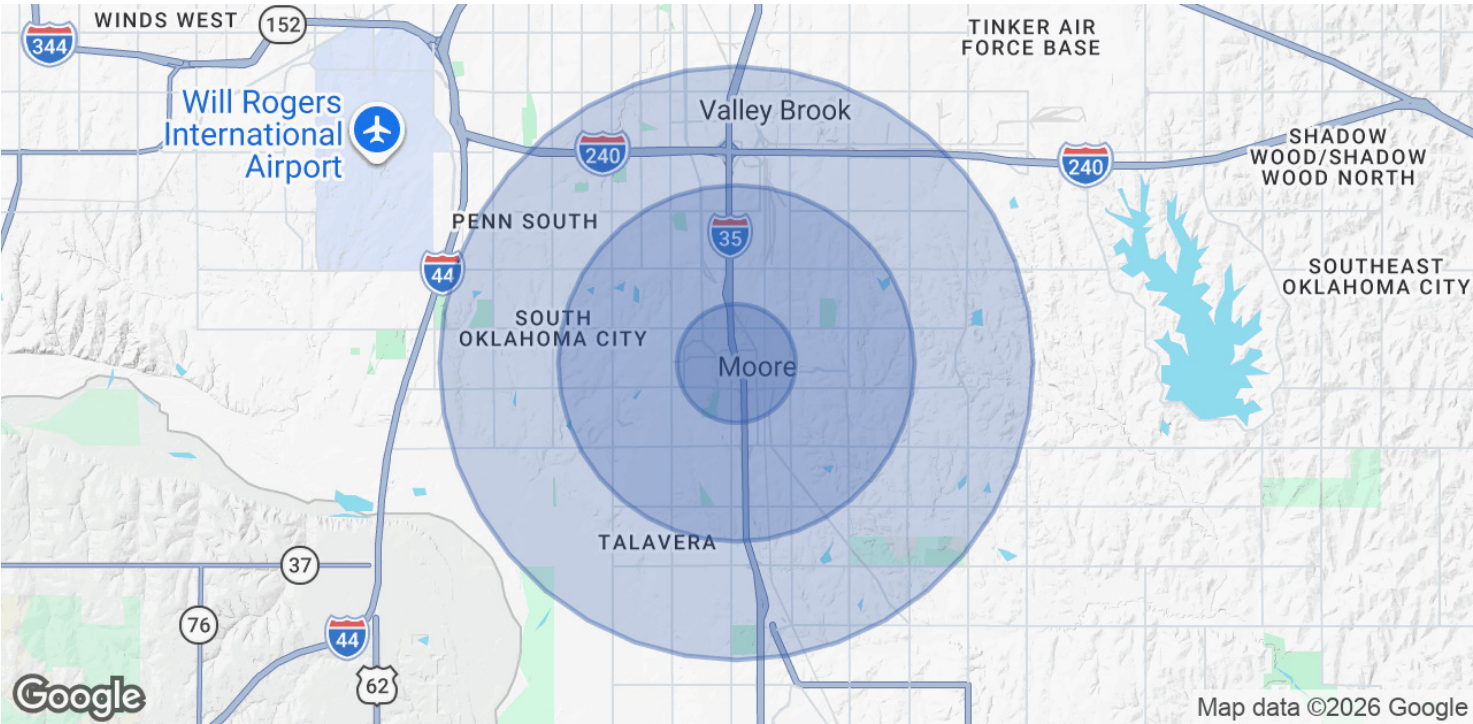
## LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 12,106 | 71,219  | 143,684 |
| Average Age          | 30.1   | 33.2    | 34.1    |
| Average Age (Male)   | 28.5   | 32.2    | 33.2    |
| Average Age (Female) | 32.7   | 34.1    | 34.9    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,602     | 27,358    | 54,447    |
| # of Persons per HH | 2.6       | 2.6       | 2.6       |
| Average HH Income   | \$47,966  | \$63,053  | \$64,841  |
| Average House Value | \$117,578 | \$134,101 | \$143,664 |

\* Demographic data derived from 2020 ACS - US Census