

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$21/SF
Available SF:	1,710 SF
Building Size	4,854 SF
Year Built:	2023

LOCATION OVERVIEW

Prime Edmond location! This two-tenant office building offers modern amenities, ample parking, and a strategic business environment. With available units, it's perfect for businesses seeking a professional space in a thriving area. Nearby amenities and a strong business community enhance its appeal.

Contact us for additional information.

SPACES	LEASE RATE	SPACE SIZE
Suite B	\$21.00 SF/yr	1,710 SF

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GARRETT MCGINNIS

tyler@creekcre.com
405.973.8435
TYLER HUXLEY

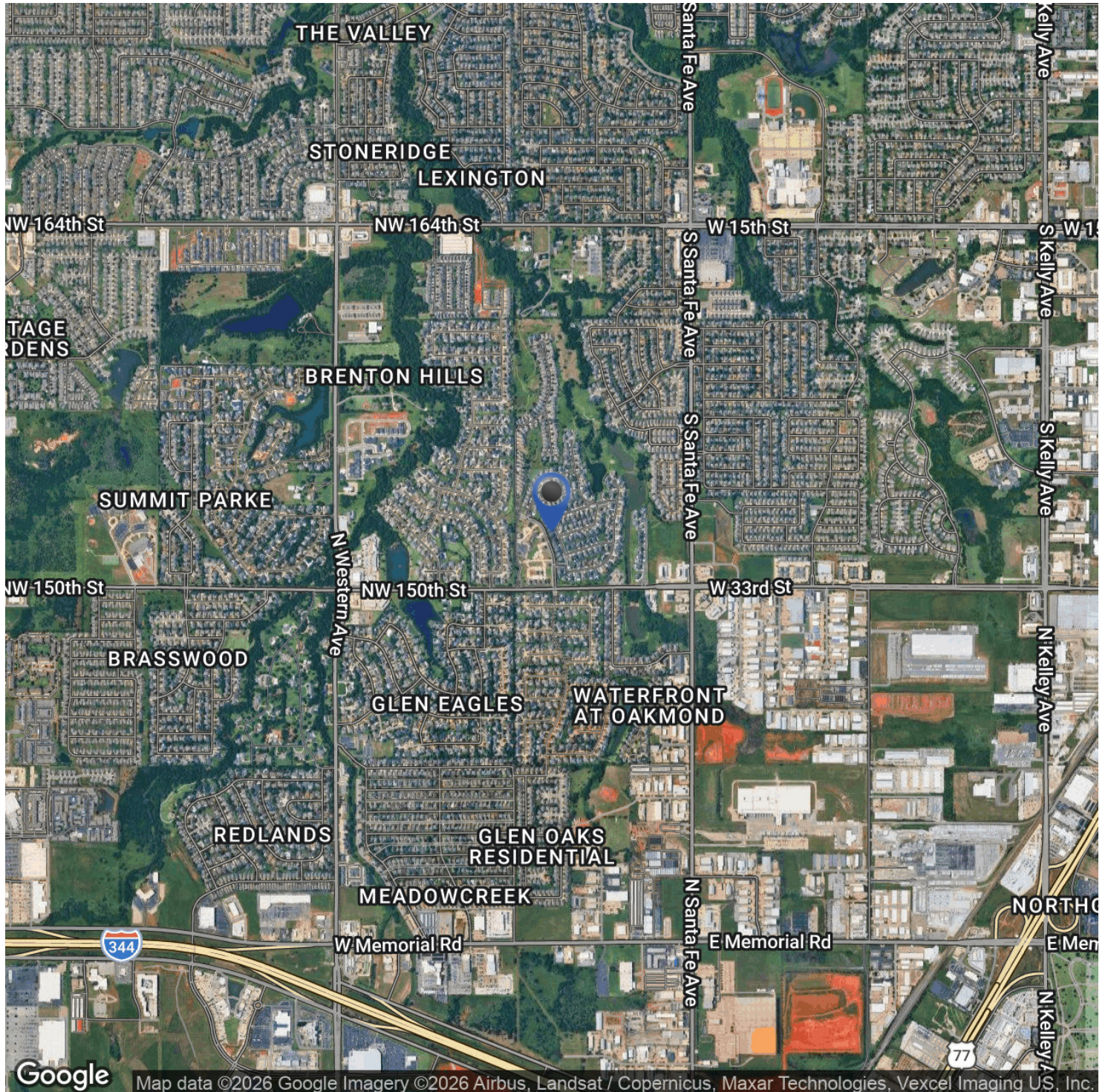
ADDITIONAL PHOTOS



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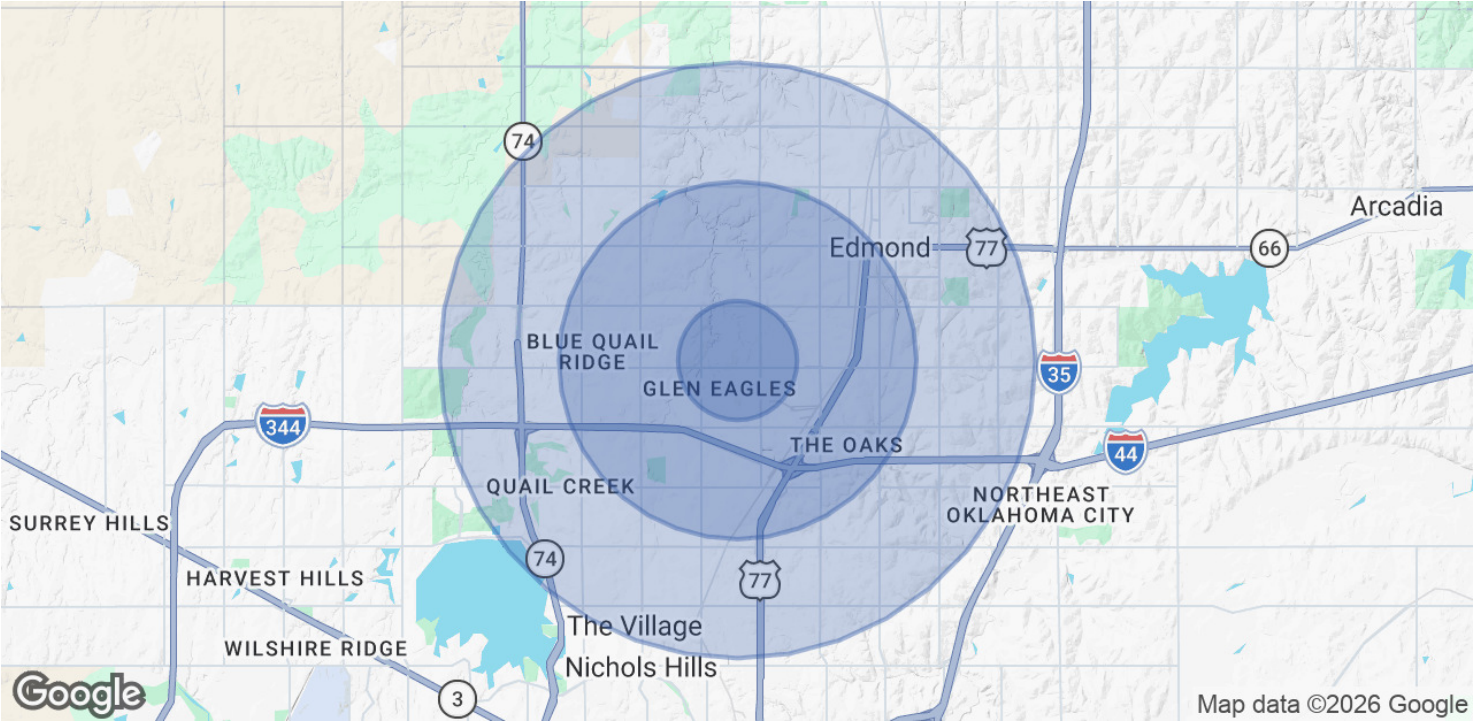
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,203	83,393	192,113
Average Age	40	38	38
Average Age (Male)	39	36	36
Average Age (Female)	42	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,420	34,825	78,375
# of Persons per HH	2.7	2.4	2.5
Average HH Income	\$130,197	\$104,400	\$112,812
Average House Value	\$346,761	\$285,731	\$325,814

* Demographic data derived from 2020 ACS - US Census