

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$21 - 22 SF/yr (MG)
Building Size:	12,772 SF
Available SF:	1,300 - 2,986 SF
Year Built:	2003
Market:	Oklahoma City Metro
Submarket:	Edmond

PROPERTY OVERVIEW

Designed with medical professionals in mind, these suites offer reception and waiting areas, plumbed exam and procedure rooms, private offices, a break room, generous storage, and other specialized features that support efficient practice operations.

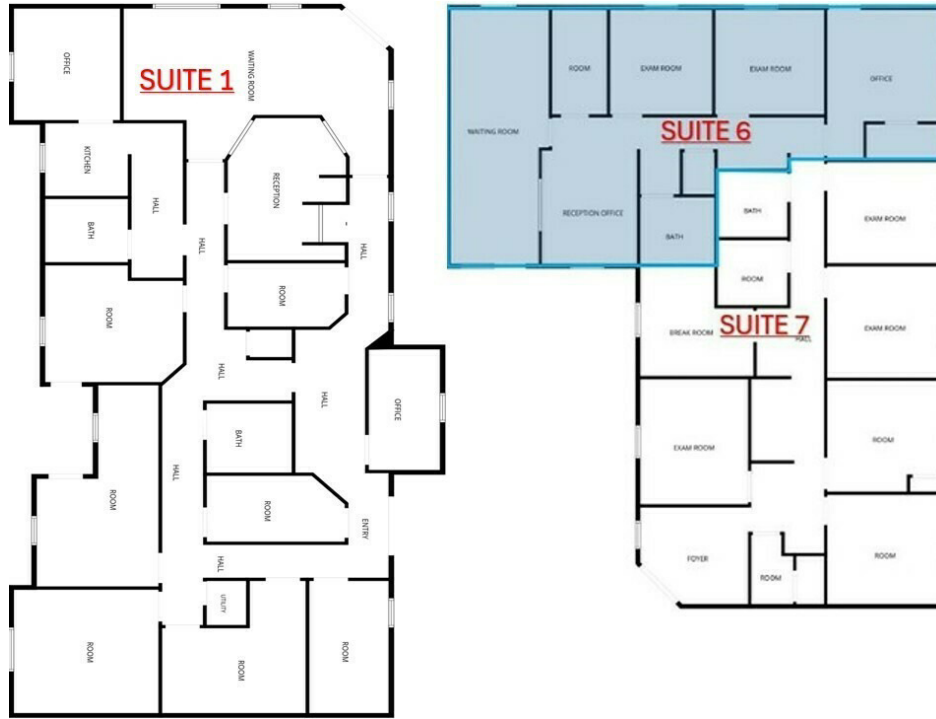
- **Suite 1:** 8 offices/exam rooms, reception and waiting area, 2 bathrooms, breakroom (remodeled 2021)
- **Suite 6:** 3 offices/exam rooms, reception and waiting area, bathroom, and storage rooms.
- **Suite 7:** 5 offices/exam rooms, break room, waiting area, bathroom, and storage rooms.

SPACES	LEASE RATE	SPACE SIZE
Suite 1	\$22.00 SF/yr	2,925 SF
Suite 6	\$21.00 SF/yr	1,300 - 2,986 SF
Suite 7	\$21.00 SF/yr	1,686 - 2,986 SF

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LEASE SPACES



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,300 - 2,986 SF	Lease Rate:	\$21 - \$22 SF/yr

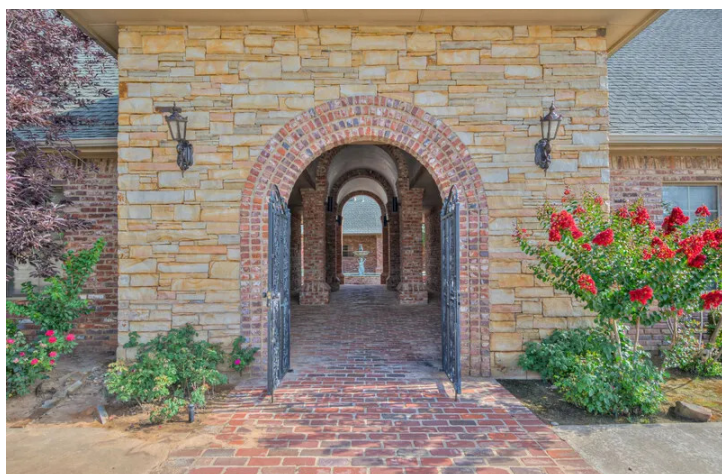
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Available	2,925 SF	Modified Gross	\$22.00 SF/yr	8 offices/exam rooms, reception and waiting area, 2 bathrooms, breakroom (remodeled 2021)
Suite 6	Available	1,300 - 2,986 SF	Modified Gross	\$21.00 SF/yr	3 offices/exam rooms, reception and waiting areas, bathroom, and storage rooms.
Suite 7	Available	1,686 - 2,986 SF	Modified Gross	\$21.00 SF/yr	5 offices/exam rooms, break room, waiting area, bathroom, and storage rooms.

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SUITE 1 PHOTOS



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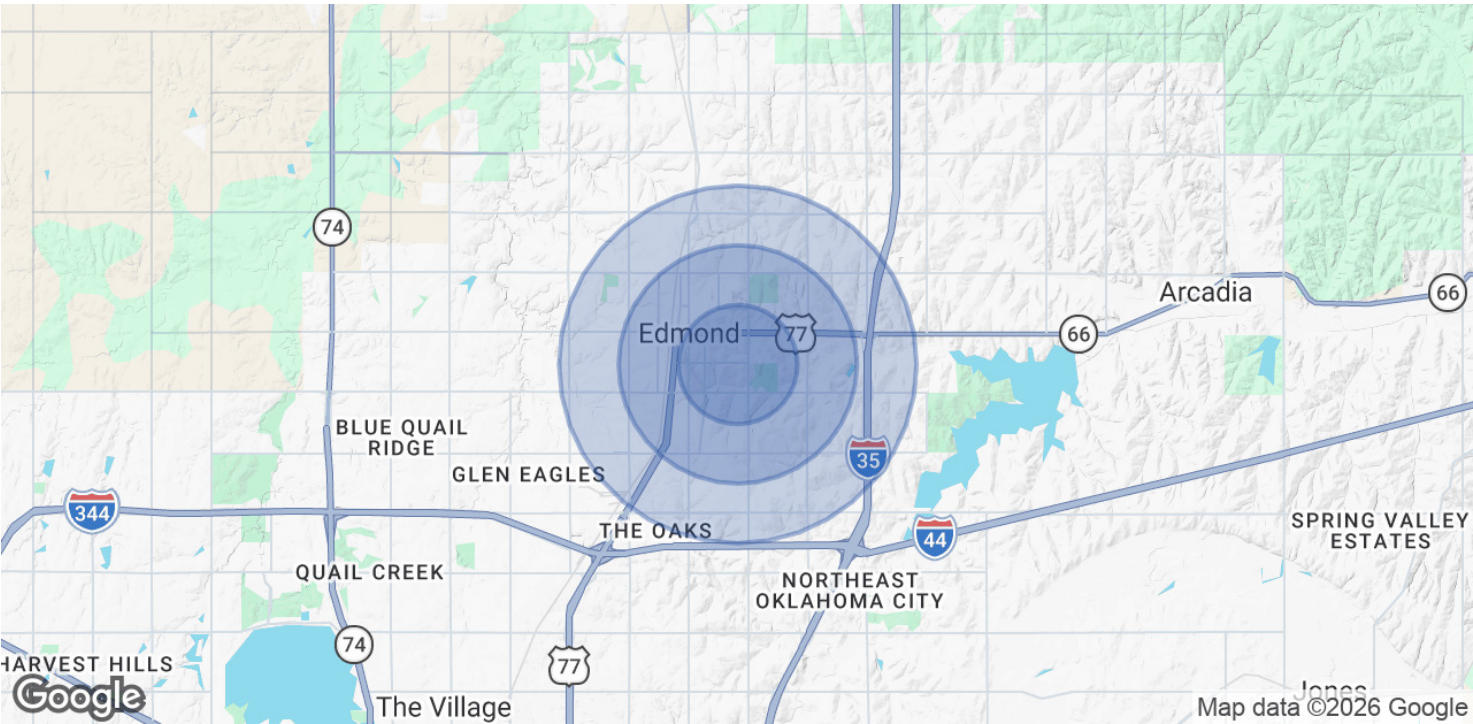
SUITES 6 & 7 PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	11,001	37,955	74,415
Average Age	35	38	39
Average Age (Male)	34	36	37
Average Age (Female)	36	39	40

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,728	15,650	29,878
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$95,942	\$108,248	\$114,897
Average House Value	\$302,911	\$307,338	\$320,374

2020 American Community Survey (ACS)

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