

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$12/SF (MG)
Building Size:	12,400 SF
Available SF:	2,066 - 6,198 SF

PROPERTY OVERVIEW

Available for lease, this prime office building in Midwest City offers flexible space just off S. Douglas Blvd. Featuring ample parking and high visibility, it is well-suited for a variety of professional uses. Enjoy easy access and strong traffic flow in a strategic location ideal for businesses seeking prominent placement in a thriving area.

SPACES	LEASE RATE	SPACE SIZE
Suite F	\$12.00 SF/yr	2,066 SF
Suite D	\$12.00 SF/yr	2,066 SF
Suite E	\$12.00 SF/yr	2,066 SF

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ADDITIONAL PHOTOS



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1121 SOUTH DOUGLAS BOULEVARD
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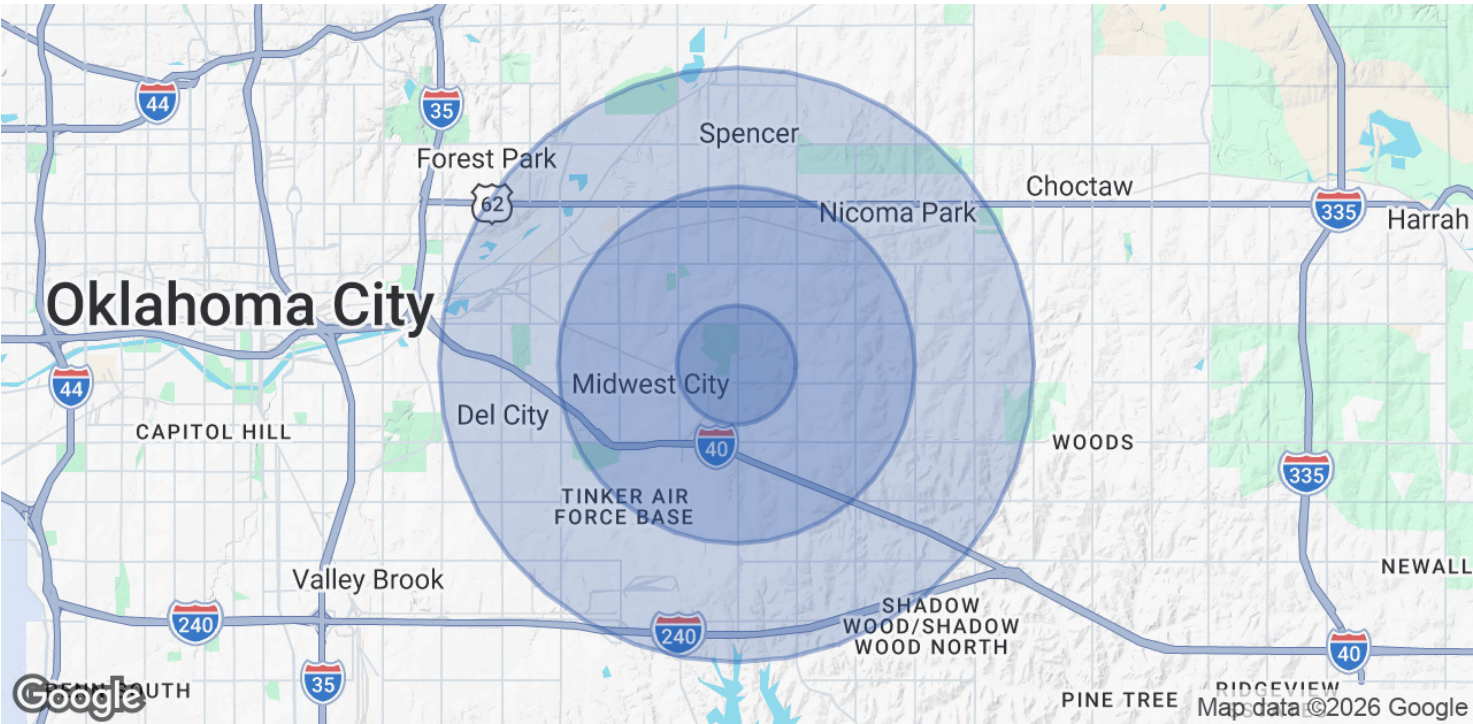
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,228	56,773	105,217
Average Age	40	39	39
Average Age (Male)	38	38	38
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,892	23,808	42,535
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$80,633	\$71,590	\$75,305
Average House Value	\$235,676	\$192,358	\$192,970

2020 American Community Survey (ACS)

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