



OFFICE SPACE FOR LEASE

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# 1220 S SANTA FE AVE

Edmond, OK 73003



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JULY 14, 2026

EXECUTIVE SUMMARY



OFFERING SUMMARY

|                |                      |
|----------------|----------------------|
| Lease Rate:    | \$15 - 18 SF/yr (MG) |
| Building Size: | 9,353 SF             |
| Available SF:  | 1,753 - 8,253 SF     |
| Year Built:    | 1993                 |

PROPERTY OVERVIEW

This 9,353 SF office building, located just off South Santa Fe and W 15th St, is available for lease. The leasable area is 1,753-8,253SF, modified gross. This prime location offers excellent visibility and easy access to major roads and nearby amenities. Ideal for businesses seeking a professional environment with flexible leasing options. Perfect for a variety of office uses, offering convenience and accessibility for tenants.

| SPACES           | LEASE RATE    | SPACE SIZE |
|------------------|---------------|------------|
| Suite B          | \$18.00 SF/yr | 1,753 SF   |
| Suite A          | \$16.00 SF/yr | 6,500 SF   |
| Entire 1st Floor | \$15.00 SF/yr | 8,253 SF   |

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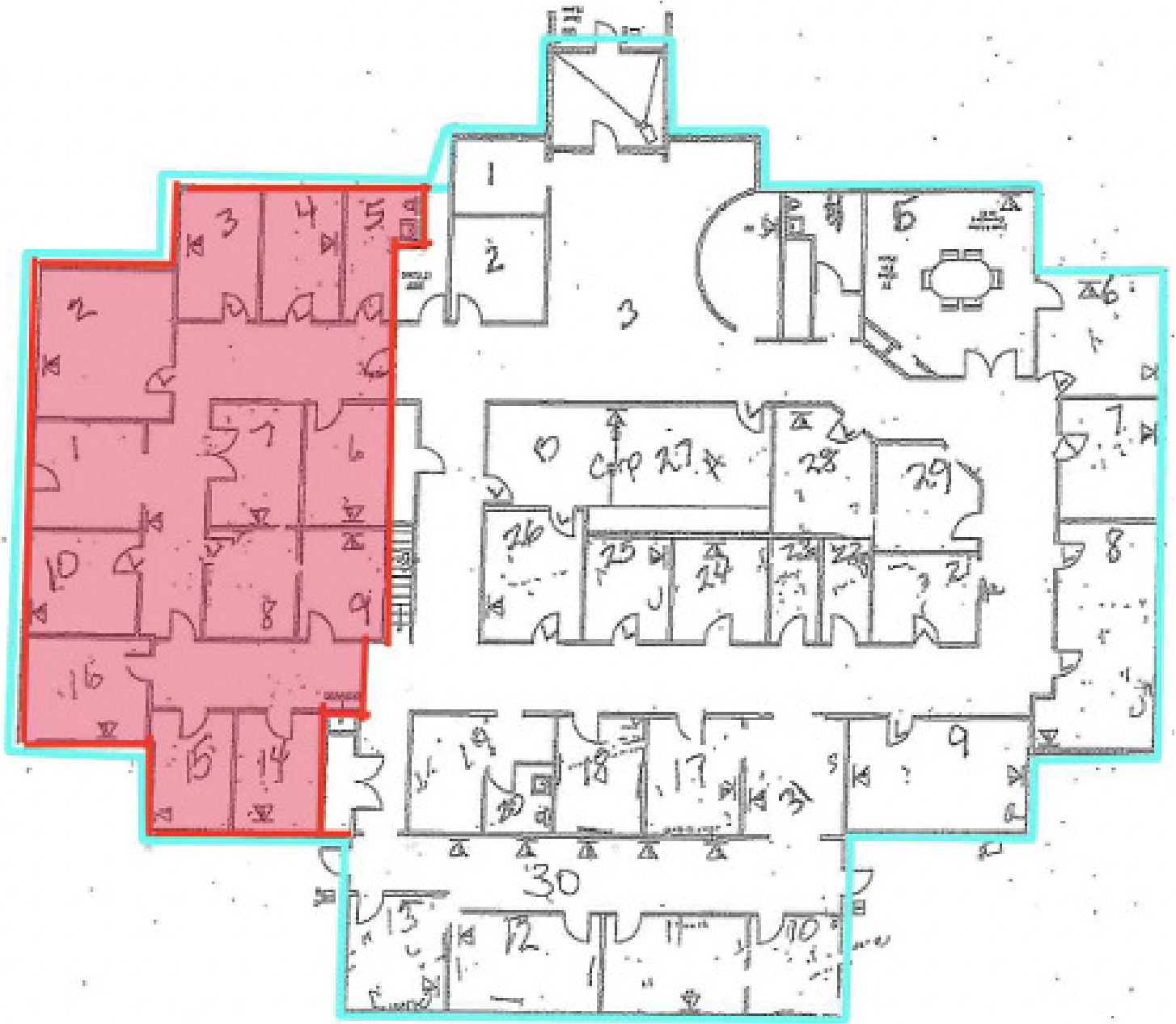
## ADDITIONAL PHOTOS



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## FLOOR PLAN

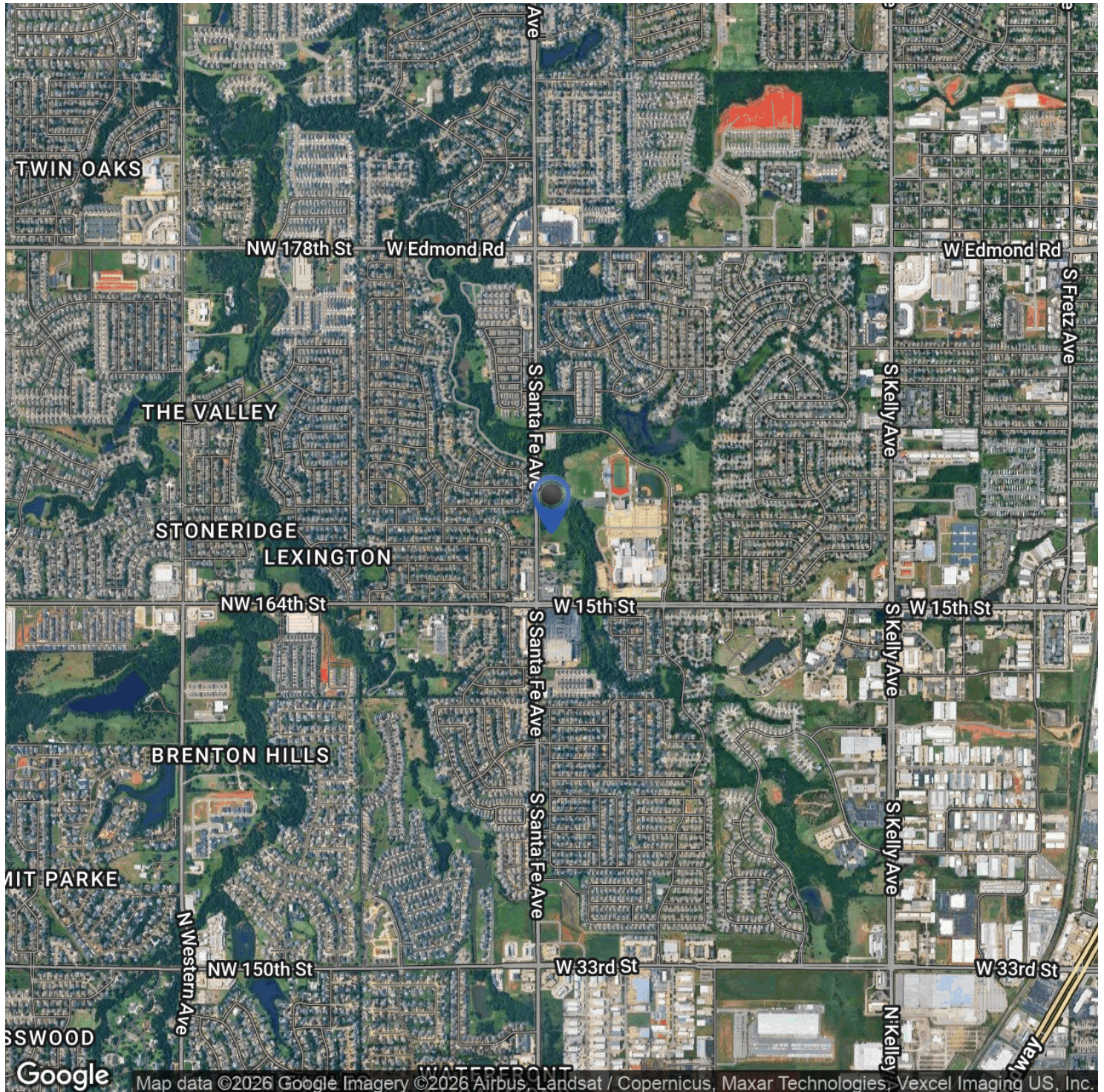


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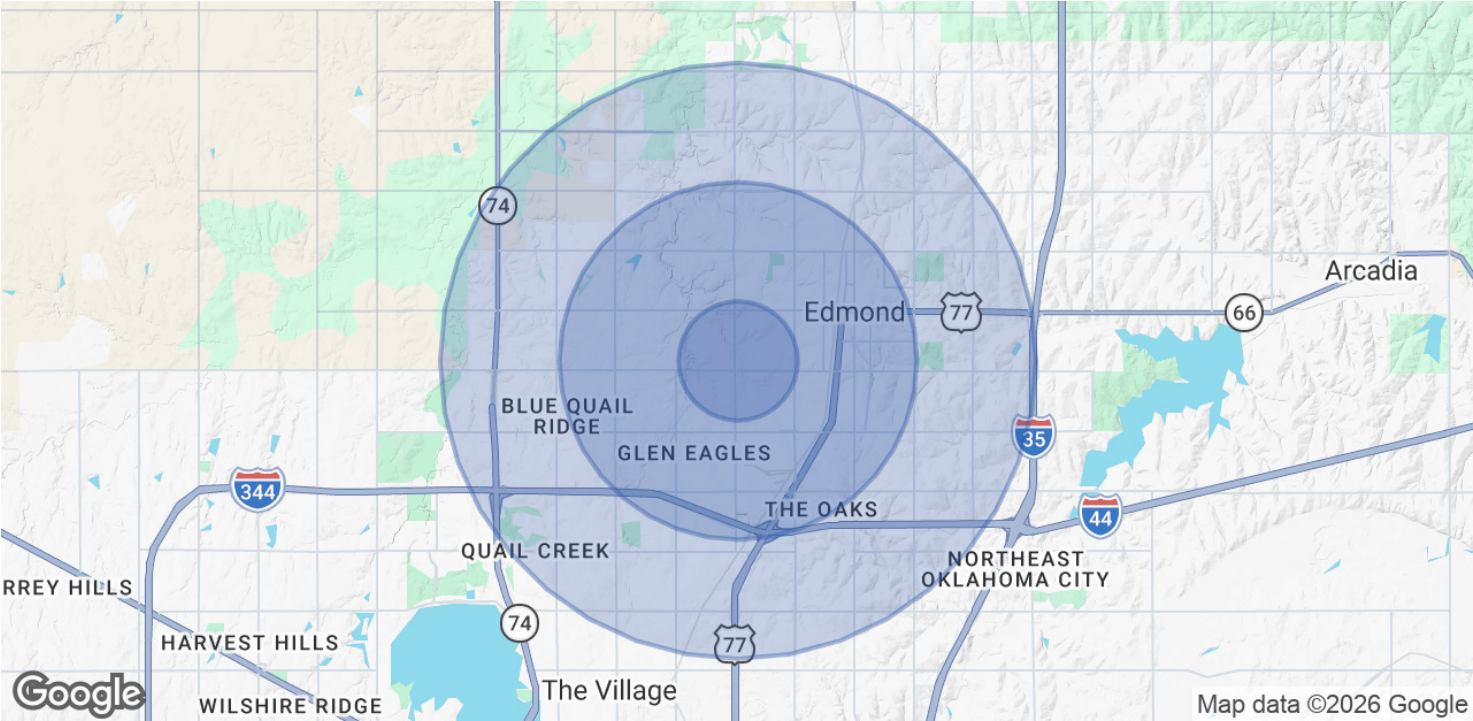
## LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 13,360 | 88,662  | 178,553 |
| Average Age          | 38     | 38      | 38      |
| Average Age (Male)   | 37     | 36      | 37      |
| Average Age (Female) | 40     | 39      | 39      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 5,180     | 34,970    | 71,183    |
| # of Persons per HH | 2.6       | 2.5       | 2.5       |
| Average HH Income   | \$103,646 | \$110,979 | \$117,889 |
| Average House Value | \$257,679 | \$301,541 | \$331,489 |

2020 American Community Survey (ACS)

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