

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (MG)
Building Size:	5,061 SF
Available SF:	1,896 SF

PROPERTY 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.

PROPERTY HIGHLIGHTS

SPACES	LEASE RATE	SPACE SIZE
Suite C	\$16.00 SF/yr	1,896 SF

tyler@creekcre.com
405.973.8435
TYLER HUXLEY

garrett@creekcre.com
405.919.9297
GARRETT MCGINNIS

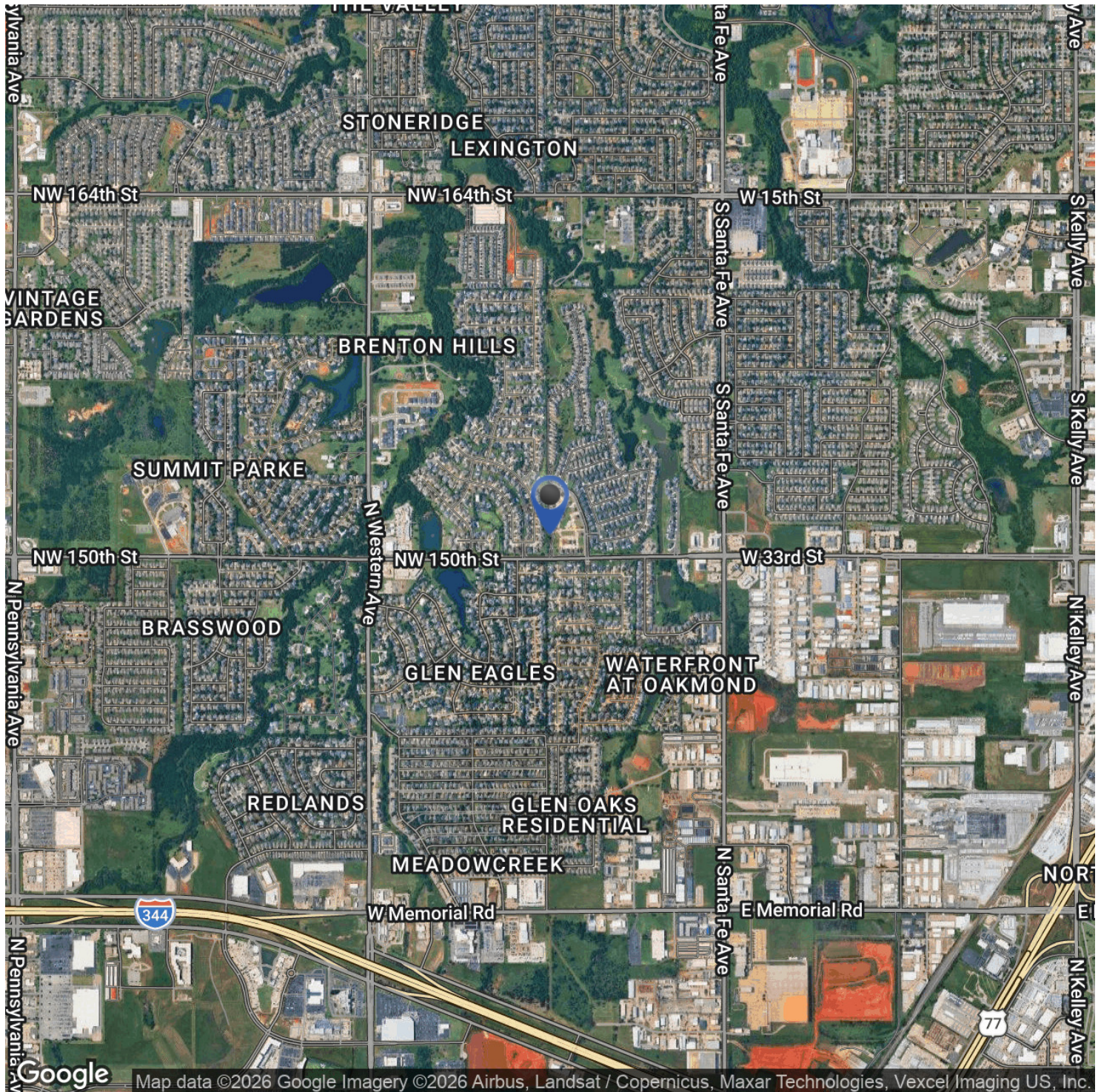
ADDITIONAL PHOTOS



tyler@creekcre.com
405.973.8435
TYLER HUXLEY

garrett@creekcre.com
405.919.9297
GARRETT MCGINNIS

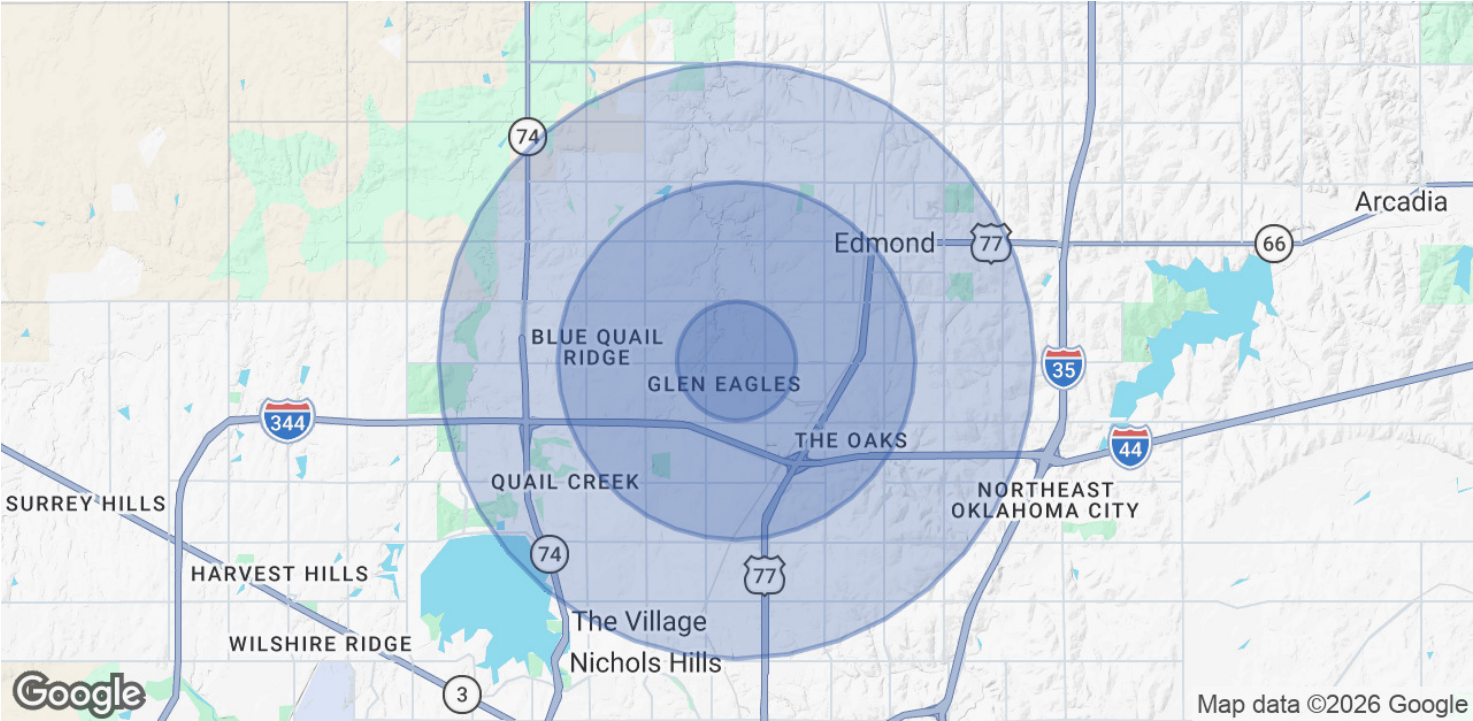
LOCATION MAP



tyler@creekcre.com
405.973.8435
TYLER HUXLEY

garrett@creekcre.com
405.919.9297
GARRETT MCGINNIS

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,046	87,892	189,982
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	3,361	37,037	77,574
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$133,849	\$102,161	\$112,082
Average House Value	\$360,328	\$282,164	\$323,179

2020 American Community Survey (ACS)

tyler@creekcre.com
405.973.8435
TYLER HUXLEY

garrett@creekcre.com
405.919.9297
GARRETT MCGINNIS