

OFFICE SPACE FOR LEASE

COPPERFIELD BUSINESS COTTAGES

1524 W Edmond Rd, Edmond, OK 73003

NICK GRAY
405.615.9904
nick@creekcre.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (MG)
Available SF:	2,347 SF
Year Built:	2017
Zoning:	Office

PROPERTY OVERVIEW

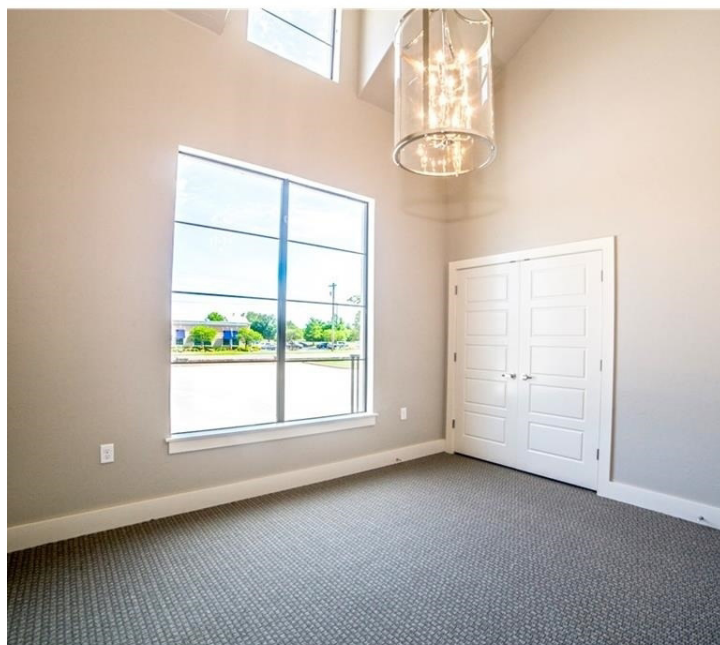
An excellent opportunity to lease a Class A office suite with prime visibility along Edmond Road in North Edmond. This professional office complex offers an attractive exterior that appeals to high-end clientele and features a strong tenant mix, including a CPA, real estate firm, and mortgage company. The suite's traditional layout includes six private offices, a conference room, and a welcoming reception area.

PROPERTY HIGHLIGHTS

- Class A Office Suite
- Prime visibility along Edmond Rd.
- Professional Office Complex
- Strong tenant mix
- 6 private offices, conference room, reception

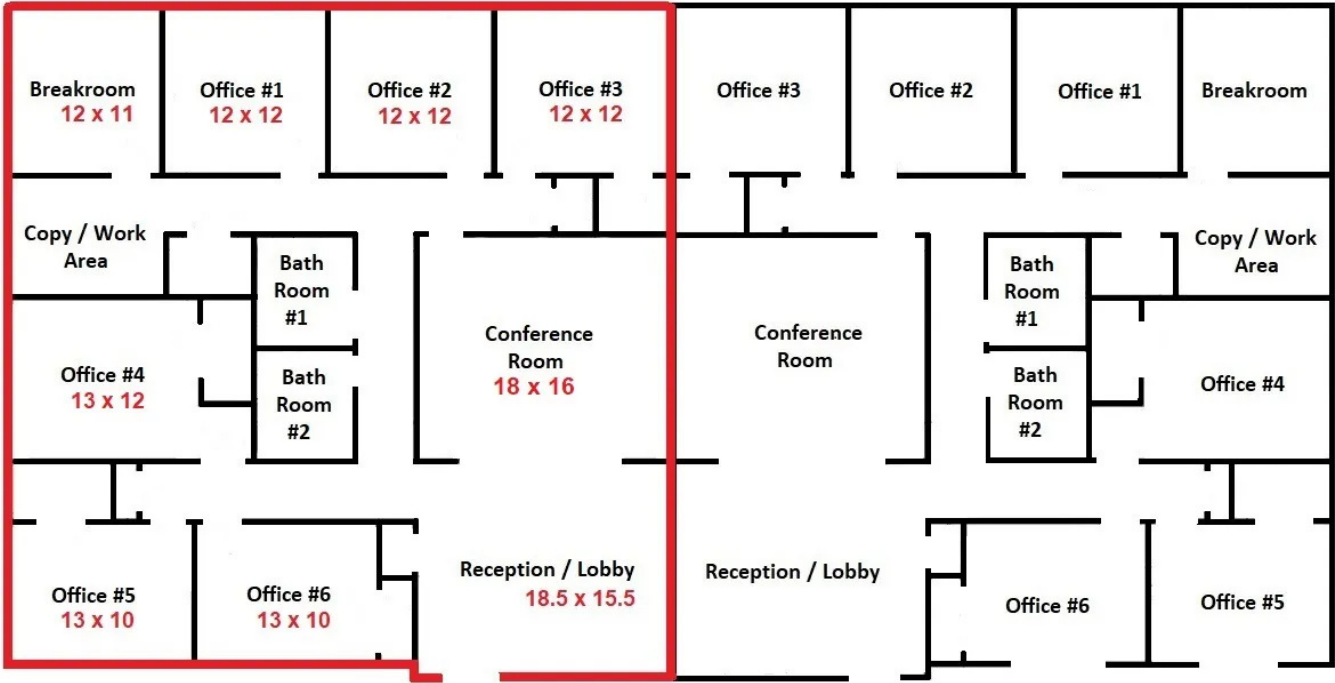
NICK GRAY
405.615.9904
nick@creekcre.com

ADDITIONAL PHOTOS



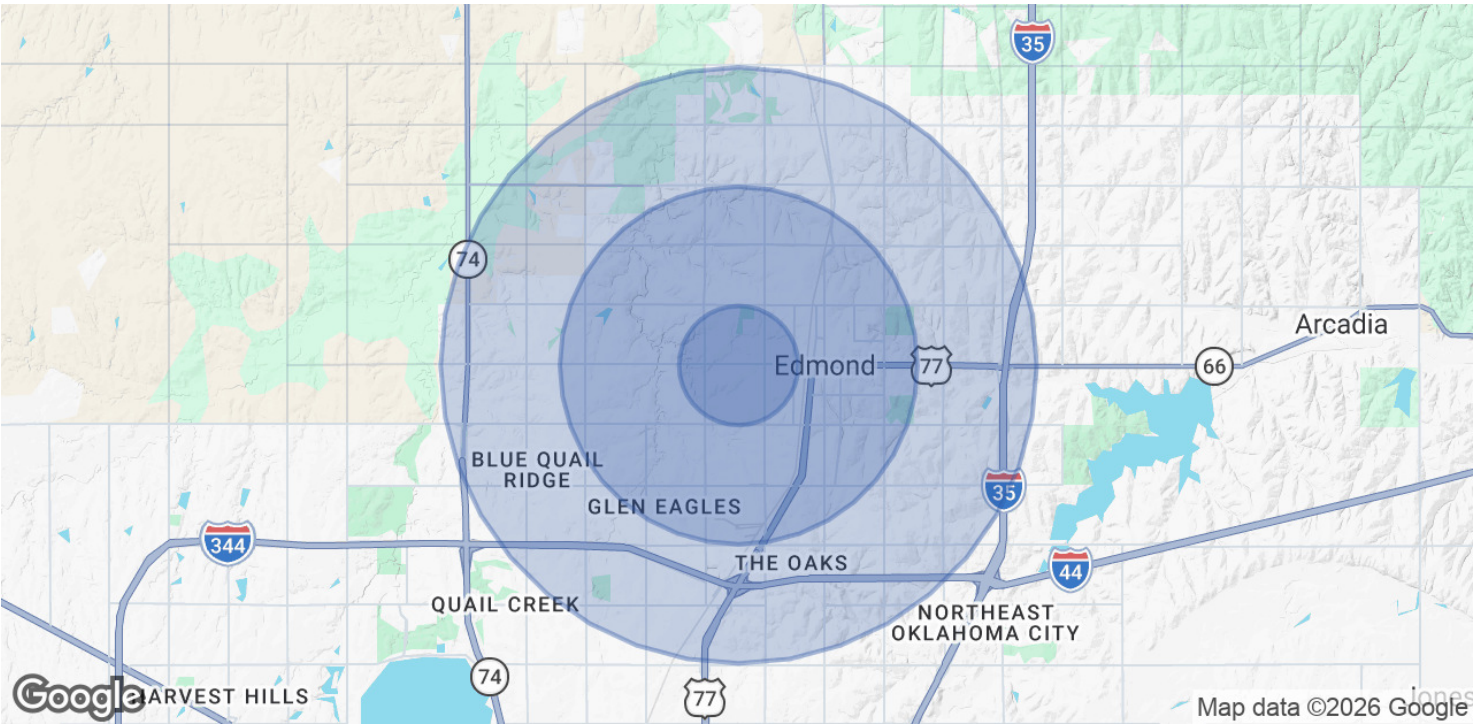
NICK GRAY
405.615.9904
nick@creekcre.com

FLOOR PLANS



NICK GRAY
405.615.9904
nick@creekcre.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,451	88,309	165,201
Average Age	38	38	38
Average Age (Male)	36	37	37
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,189	34,453	63,674
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$91,146	\$115,398	\$128,876
Average House Value	\$210,491	\$316,917	\$357,339

2020 American Community Survey (ACS)

NICK GRAY
405.615.9904
nick@creekcre.com