

OFFICE SPACE FOR LEASE

15156 TRADITIONS BOULEVARD

Edmond, OK 73013

TYLER HUXLEY
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$15 - 21 SF/yr (MG)
Building Size:	5,964 SF
Available SF:	1,793 - 2,378 SF
Year Built:	2026

PROPERTY OVERVIEW

For Lease: This newly constructed office property is located in Traditions Office Park, a premier professional office community in Edmond. Built for modern businesses, the space features high-quality finishes, efficient layouts, and a polished professional setting. The property offers excellent accessibility with convenient access to the John Kilpatrick Turnpike, providing seamless connectivity throughout the metro area. Ample parking and a well-maintained office park create an ideal environment for employees and clients alike.

SPACES	LEASE RATE	SPACE SIZE
Suite A	\$21.00 SF/yr	1,793 SF
Suite B	\$21.00 SF/yr	1,793 SF
Suite C	\$15.00 SF/yr	2,378 SF

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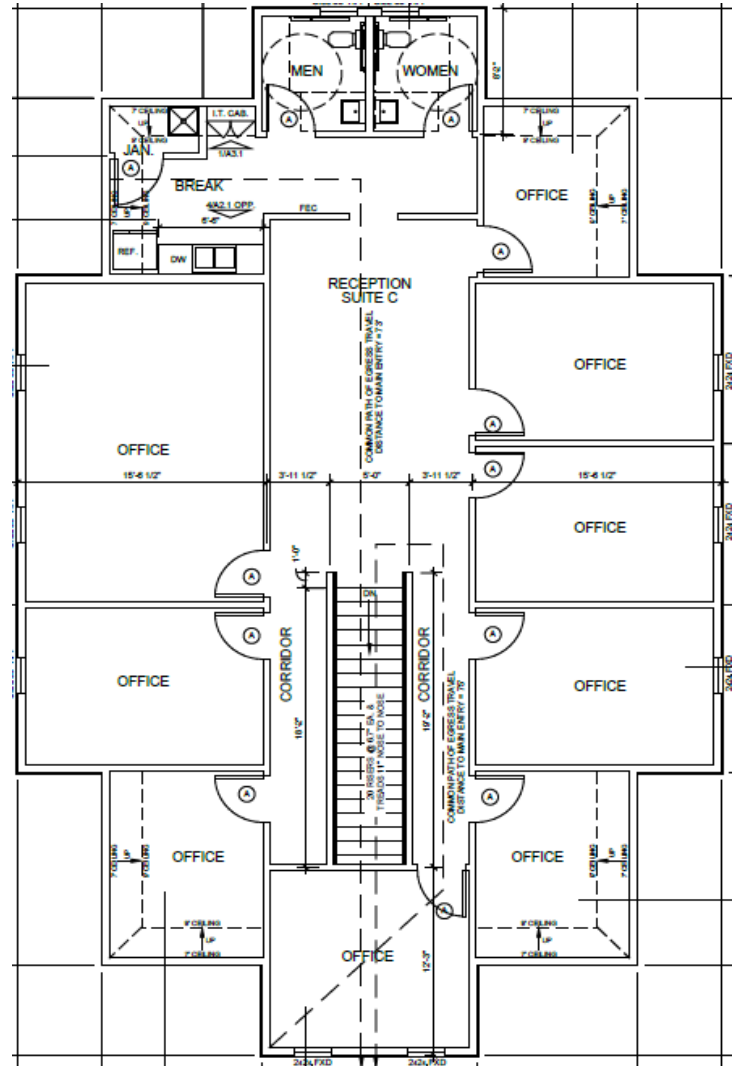
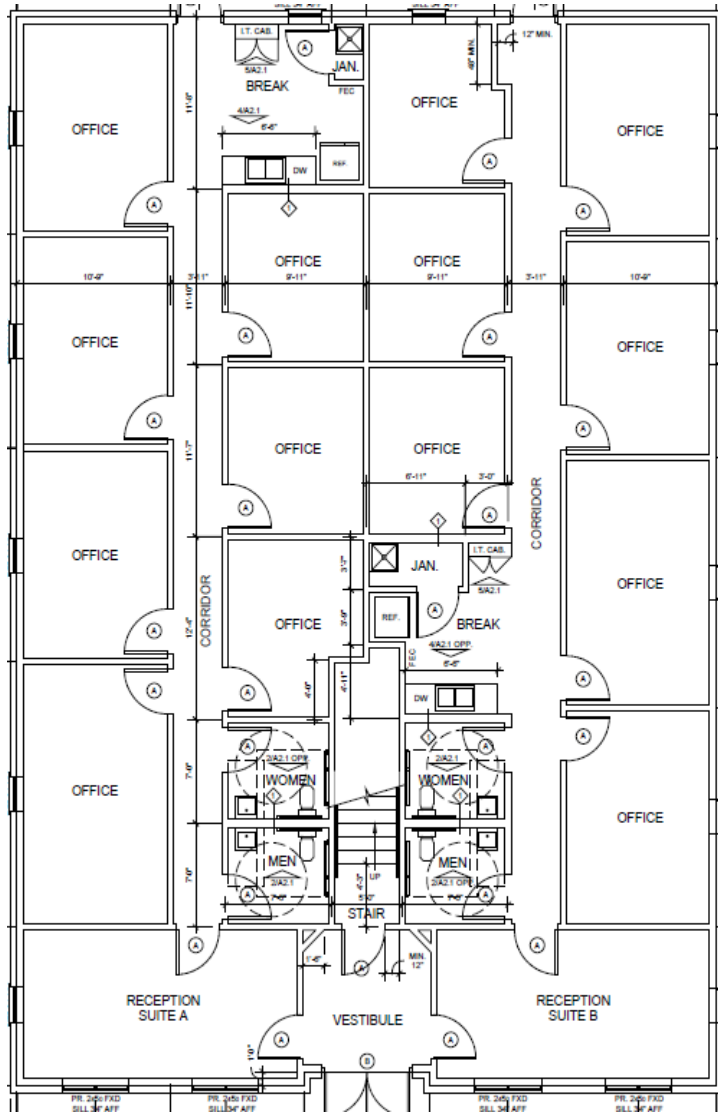
ADDITIONAL PHOTOS



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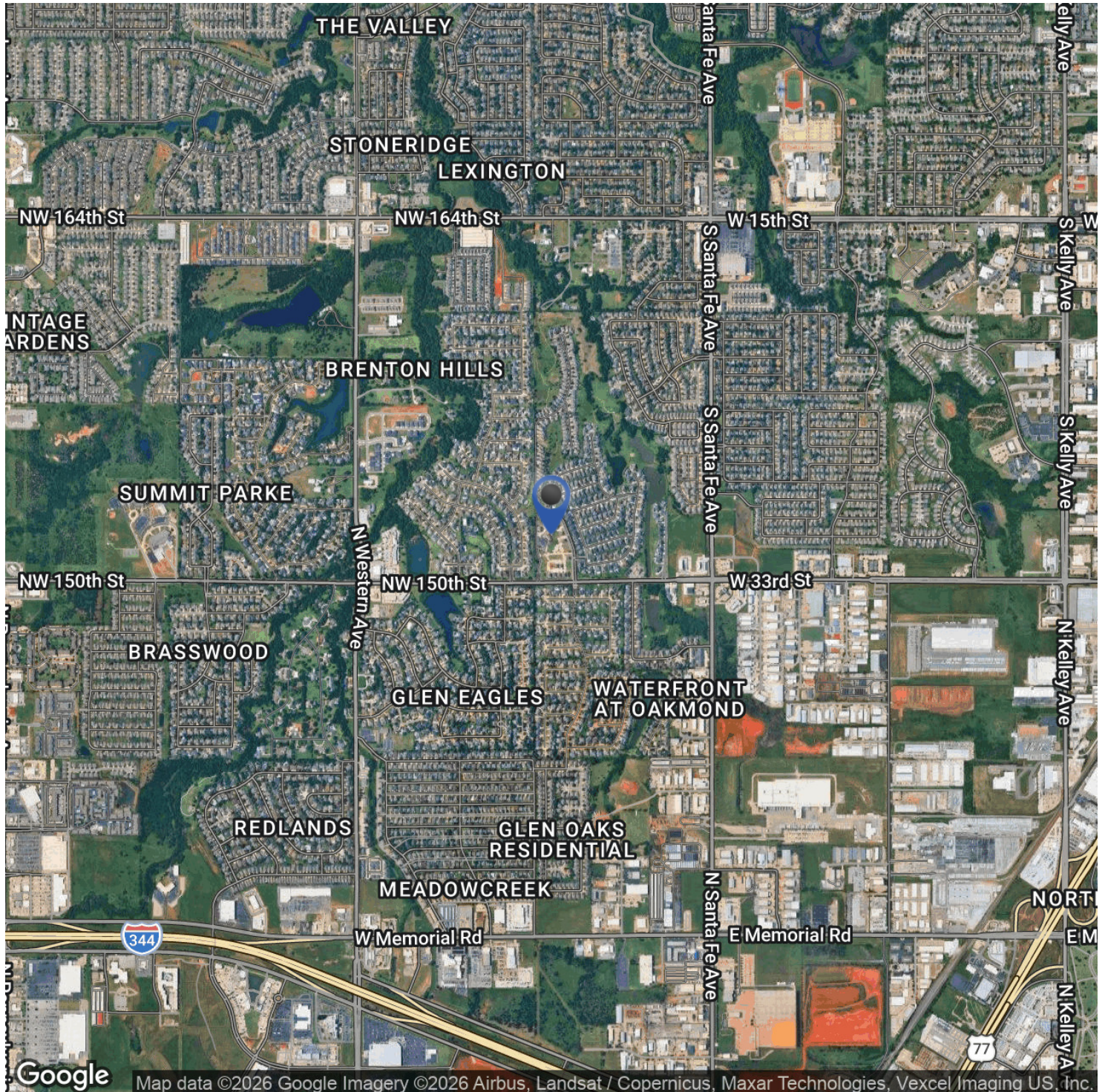
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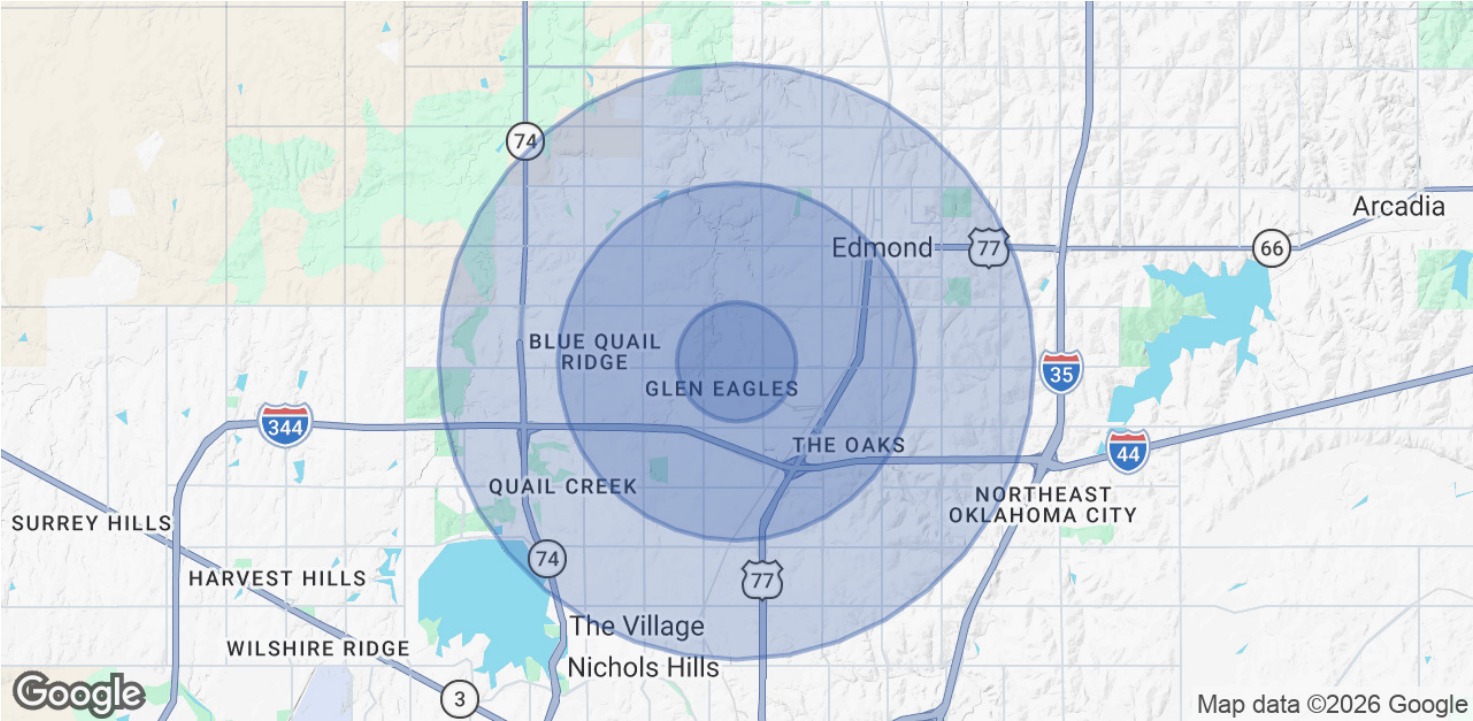
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,872	81,729	187,138
Average Age	37.7	36.0	36.7
Average Age (Male)	36.3	34.3	35.5
Average Age (Female)	42.7	38.7	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,257	35,294	78,182
# of Persons per HH	2.7	2.3	2.4
Average HH Income	\$148,398	\$100,535	\$109,474
Average House Value	\$328,696	\$269,659	\$306,668

2023 American Community Survey (ACS)

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