

OFFICE SPACE FOR SALE

1400 S FRETZ & 1404 S FRETZ

Edmond, OK 73003

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Creek Commercial Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY

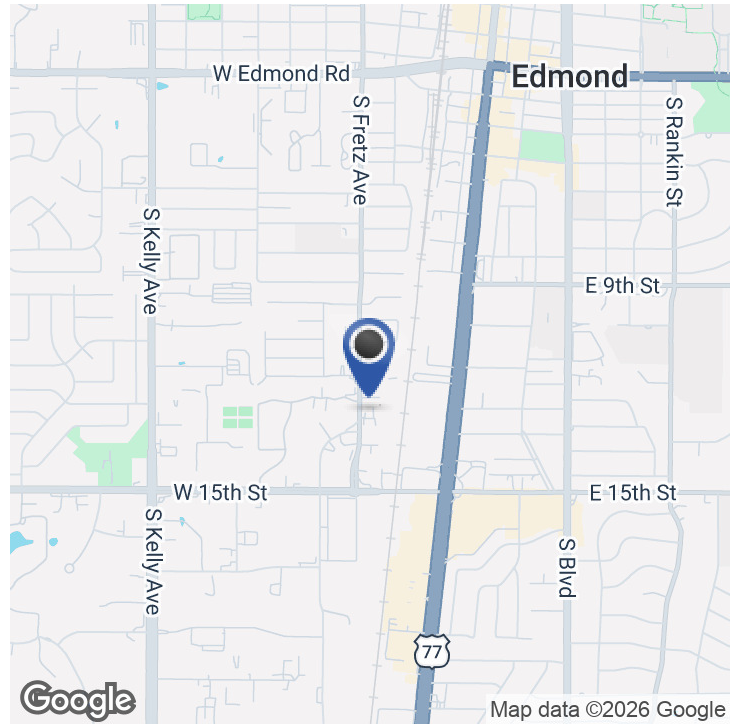
Chris Castro, Associate



SECTION 1

PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,700,000
Building Size:	12,663 SF
Available SF:	
Lot Size:	1.35 Acres
Number of Units:	12
Price / SF:	\$134.25
Year Built:	2001
Zoning:	E-3
Market:	Oklahoma City Metro
Submarket:	Edmond

PROPERTY OVERVIEW

Introducing a prime investment opportunity in Edmond, OK - 2 office buildings for a total of 12,663 SF featuring 12 units, built in 2001. Boasting a strategic location within the Oklahoma City Metro area and zoned E-3, this property offers the ideal setting for prospective office investors. With its spacious layout and modern construction, this property presents an exceptional opportunity for those seeking to expand their portfolio in a thriving commercial real estate market. Don't miss the chance to make your mark in this dynamic region with this versatile and attractive investment prospect.

PROPERTY HIGHLIGHTS

- 12,663 SF between 2 buildings
- 12 units
- Built in 2001
- Zoned E-3
- Strategic Oklahoma City Metro location

PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

Conveniently situated in the bustling Oklahoma City Metro area, the location offers a prime commercial real estate opportunity for office investors. The surrounding area is characterized by a dynamic blend of residential neighborhoods and commercial developments, creating a vibrant and diverse community. Within close proximity, prospective tenants will find popular amenities such as local restaurants, retail shops, and entertainment venues, providing added convenience and appeal for businesses looking to establish or expand their presence. With its strategic location and access to a wide range of services, the area presents a compelling opportunity for office property investors seeking to capitalize on the dynamic Edmond market.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 12,663 SF between 2 buildings
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ADDITIONAL PHOTOS

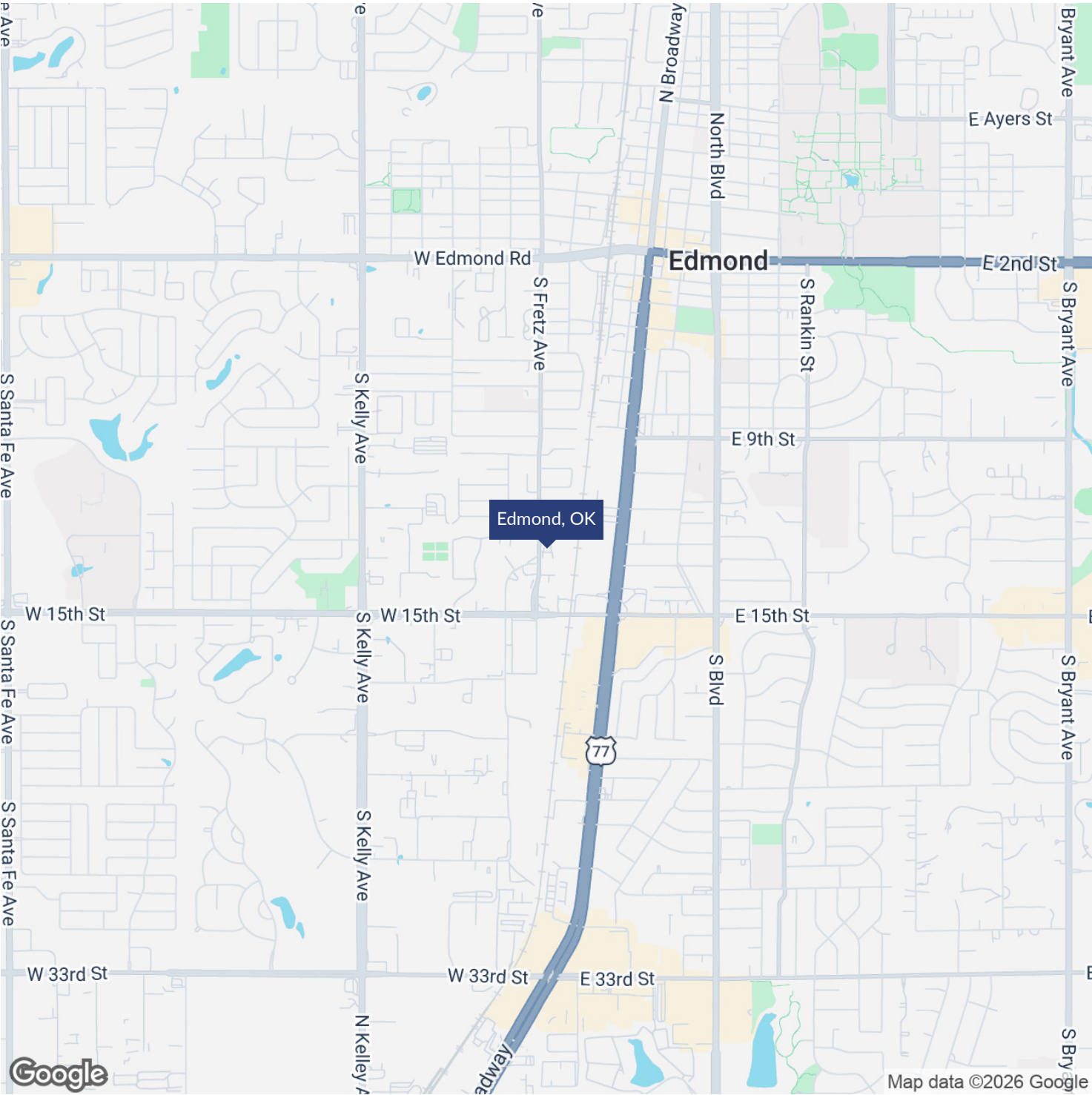


SECTION 2

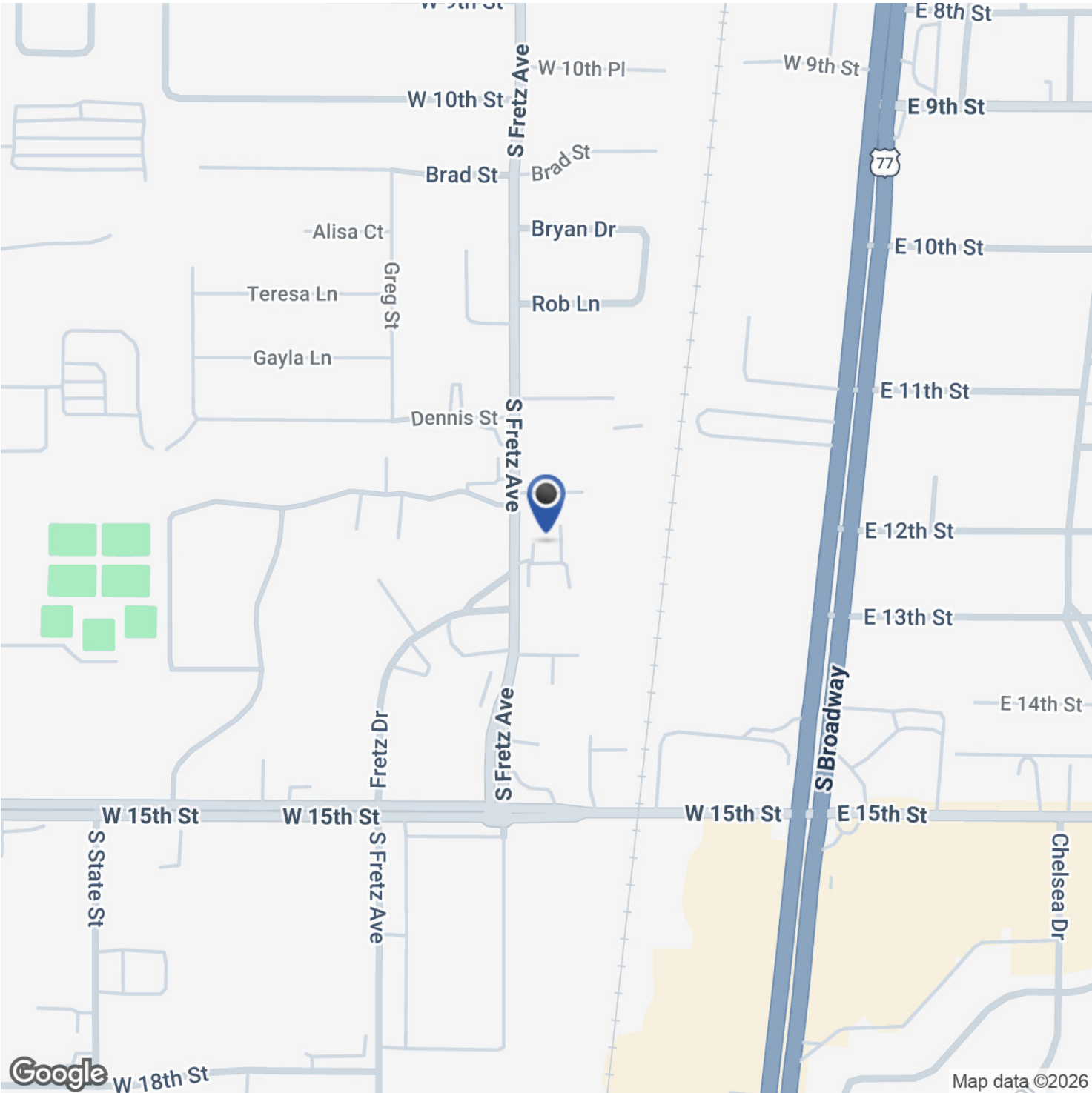
LOCATION INFORMATION



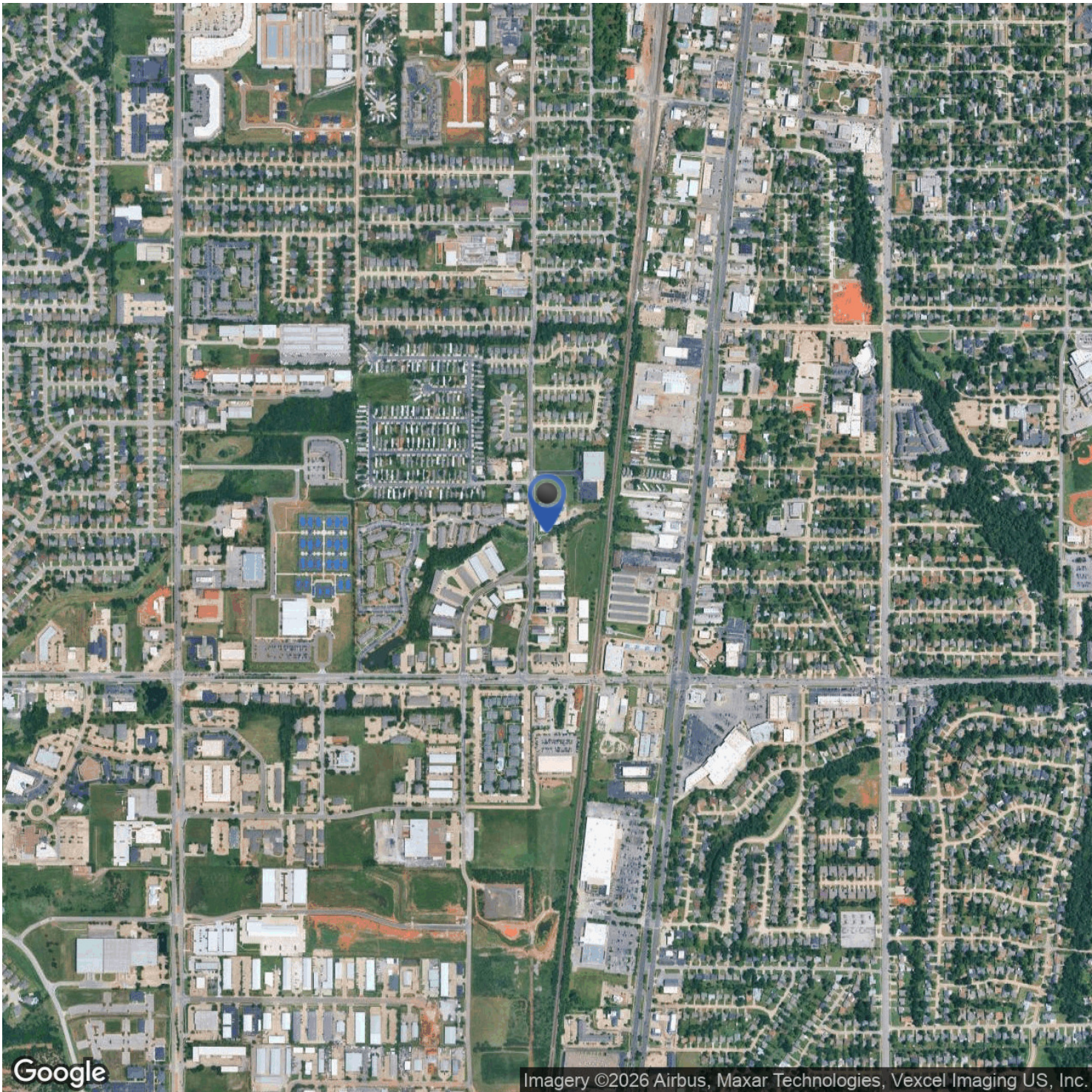
REGIONAL MAP



LOCATION MAP



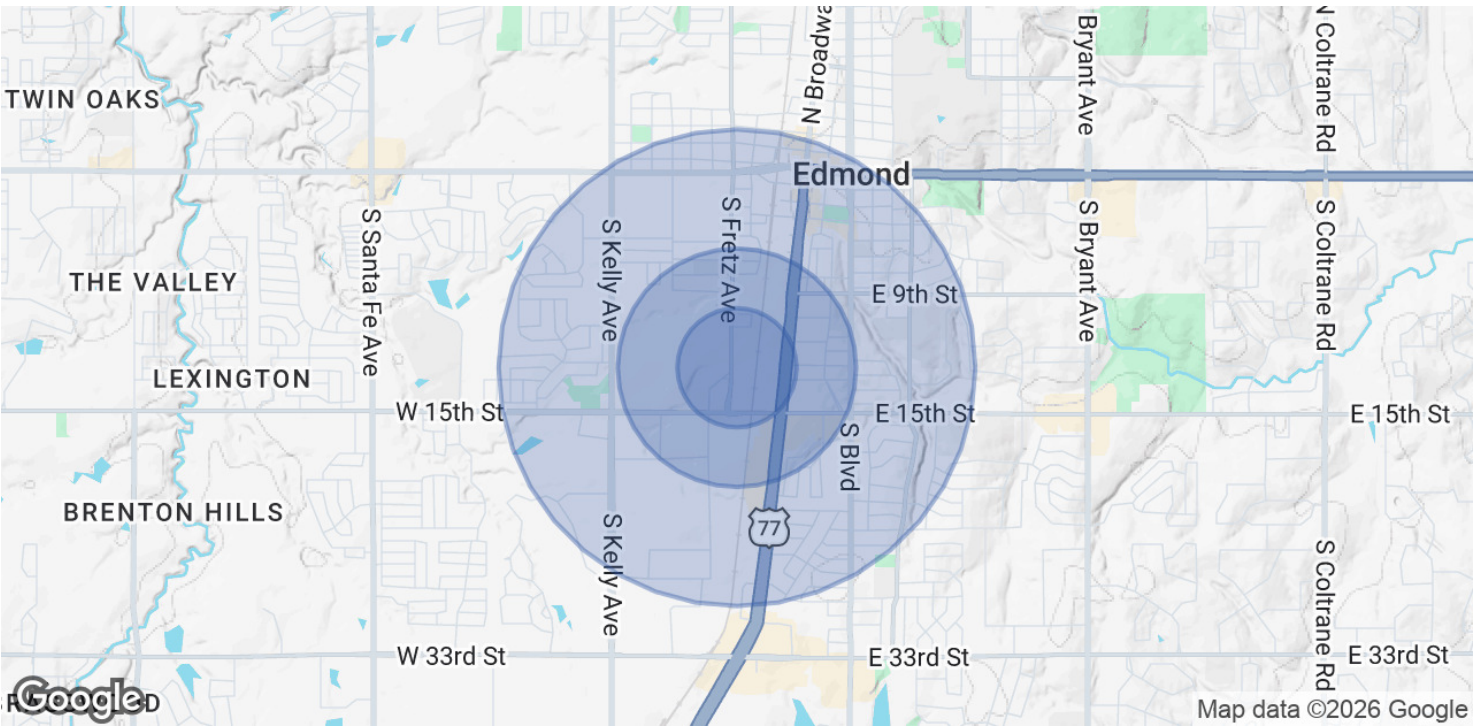
AERIAL MAP



SECTION 3

DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	717	2,337	8,684
Average Age	34.7	35.3	34.9
Average Age (Male)	31.9	33.7	33.4
Average Age (Female)	35.4	36.7	38.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	342	1,108	3,869
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$50,352	\$56,245	\$73,243
Average House Value	\$186,253	\$194,609	\$203,481

2023 American Community Survey (ACS)



SECTION 4

ADVISOR BIOS

ADVISOR BIO 1



CHRIS CASTRO

Associate

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PROFESSIONAL BACKGROUND

Chris Castro joined Creek CRE in April 2026 as an Associate, bringing a dynamic blend of creative perspective and hands-on real estate experience. Prior to joining Creek CRE, he served as an Office Specialist at Pivot Real Estate Brokerage, where he built a strong foundation in transaction coordination, client relations, and the day-to-day operations of a brokerage.

Chris earned a degree in Visual Communication from the University of Oklahoma, developing a sharp eye for branding, marketing, and visual storytelling. He leverages these skills to position properties strategically and communicate value clearly and effectively to clients.

Fluent in Spanish, Chris connects with a diverse client base and delivers a more inclusive, accessible experience throughout every stage of the transaction.

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