

**REDBUD SQUARE
1401-1425 E. AYERS AVENUE
EDMOND, OK 73034**

Office Space For Lease

BUILDING B: 2,800 SF MOL

Lease Price: \$12.00/SF NNN

NNN Charges: \$3.76/SF



NAIRED

**COMMERCIAL
REAL ESTATE**

NAIRED

405.840.0600

NAIRED.COM

BOB SULLIVAN, CCIM

405.641.9798

RSULLIVAN@CCIM.NET



PROPERTY HIGHLIGHTS

- 1 Full Suite or Divide into 2 Suites
- Large Open Reception Area
- Main & Side Entrances
- ADA Restrooms
- Large Conference Room
- File Room
- Property Management Available On Call
- 6 Offices
- Kitchen/Break Area
- Built in 2000

LOCATION HIGHLIGHTS

- Heart of Edmond with N. Bryant Frontage
- Across from Kickingbird Golf Course
- 1/2 Mile from UCO
- 0.3 Miles from OU Medical Center
- Near Restaurants & Shops

NAIRED

405.840.0600
NAIRED.COM

BOB SULLIVAN, CCIM
 405.641.9798
 RSULLIVAN@CCIM.NET



NAIRED

405.840.0600
NAIRED.COM

BOB SULLIVAN, CCIM
405.641.9798
RSULLIVAN@CCIM.NET



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	10,600	62,617	120,815
AVERAGE HOUSEHOLD INCOME	\$82,982	\$104,971	\$119,682
TOTAL HOUSEHOLDS	4,718	25,071	45,911

NAIRED

405.840.0600
NAIRED.COM

FOLLOW US @NAIRED_CRE



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease, or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.