

AN OFFICE LEASE OPPORTUNITY

920 NW 139TH ST PKWY

EDMOND, OK 73013



**JUDY J. HATFIELD, CCIM**

EQUITY COMMERCIAL REALTY ADVISORS, LLC

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## OFFERING SUMMARY

Total Building SF:	3,320 SF
1st Floor:	3,036 SF
2nd Floor:	284 SF
Lease Rate (1st Floor):	\$18.00/SF NNN
Lease Rate (2nd Floor):	\$10.00/SF
Taxes:	\$651/mo.
Insurance:	\$322/mo.
OA Dues:	\$246/mo.
Lot Size:	0.13 Acres
Year Built:	2014
Zoning:	PUD-1137

## PROPERTY HIGHLIGHTS

- Located within the Glen Eagles Office Park off N Western Ave & W Memorial Rd
- Excellent visibility and easy access to John Kilpatrick Tpke and I-35 - Just minutes from the vibrant Chisholm Creek area
- Traffic Counts (vehicles/day): N Western - 25,570 | W Memorial - 25,458 | John Kilpatrick Tpke - 60,717
- Functional layout with a reception area, conference room, breakroom, open work area, and multiple private offices
- Security system (Guardian Security) | Building signage | Ample parking
- Tenant responsible for utilities, janitorial, and the maintenance of HVAC equipment and appliances

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,781	36,001	78,048
Total Population	8,589	82,539	188,394
Average HH Income	\$111,447	\$100,466	\$115,160

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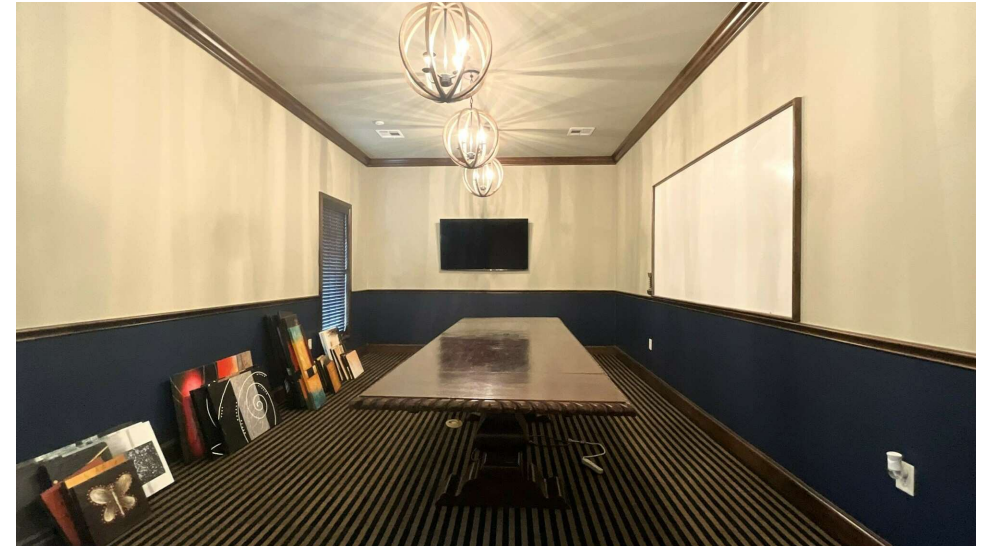
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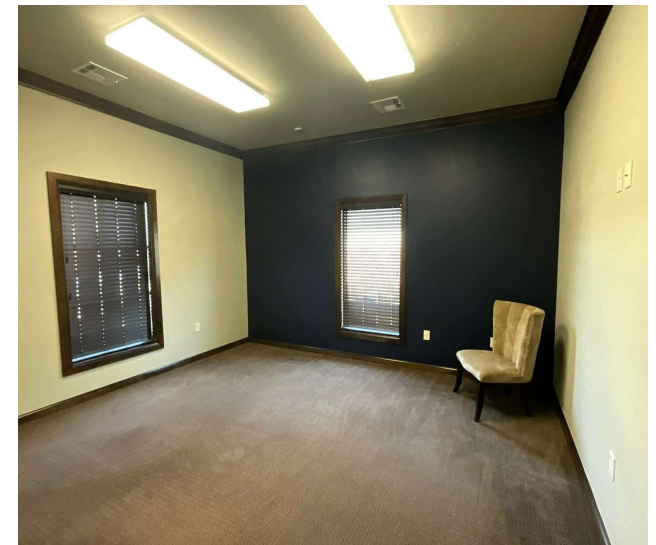
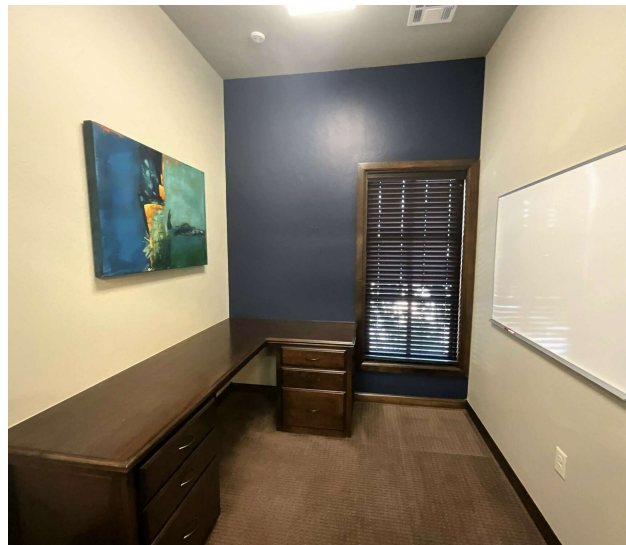
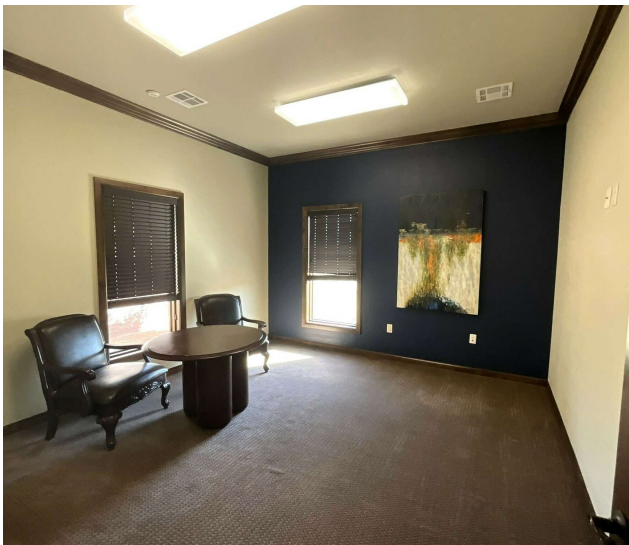
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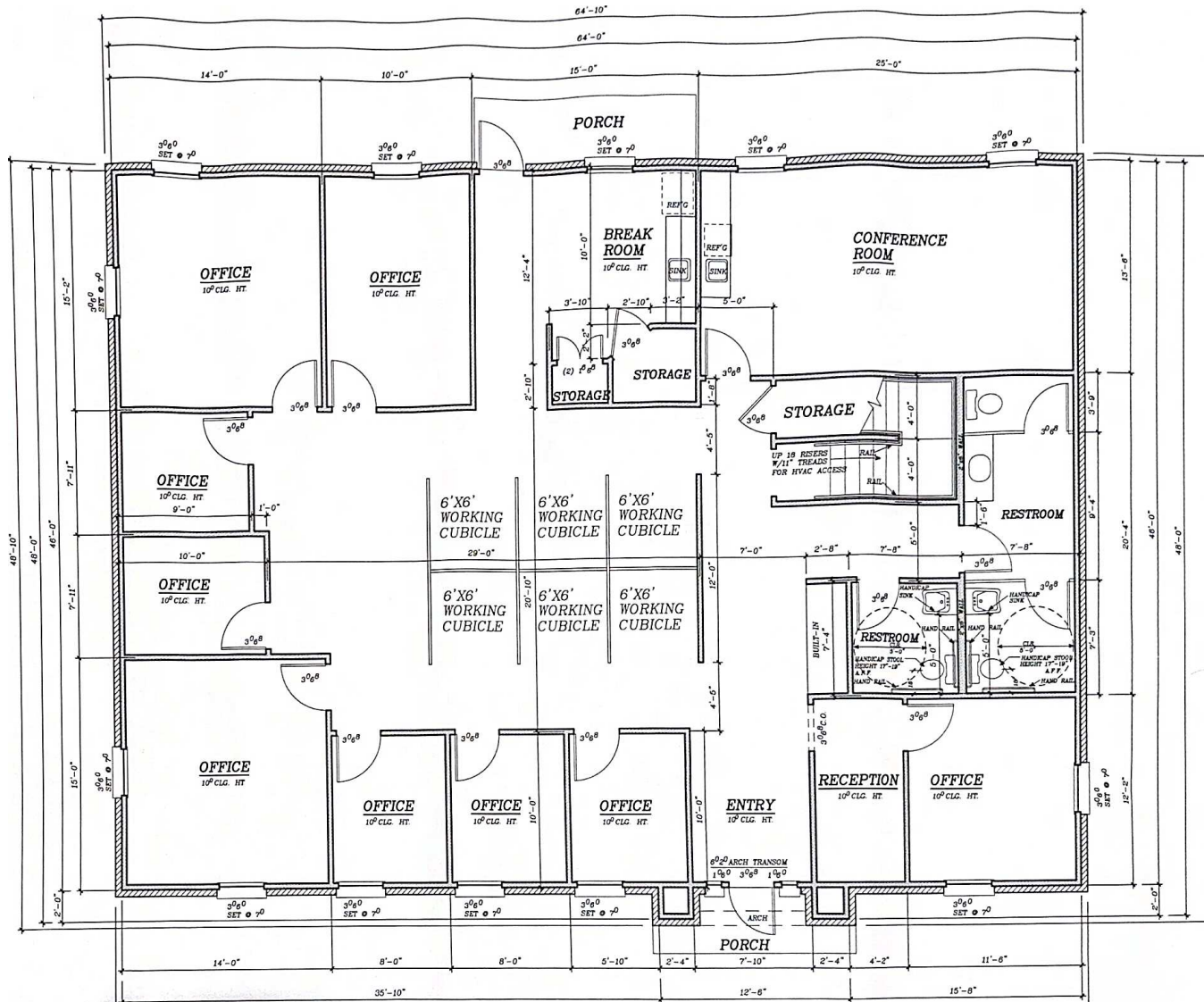
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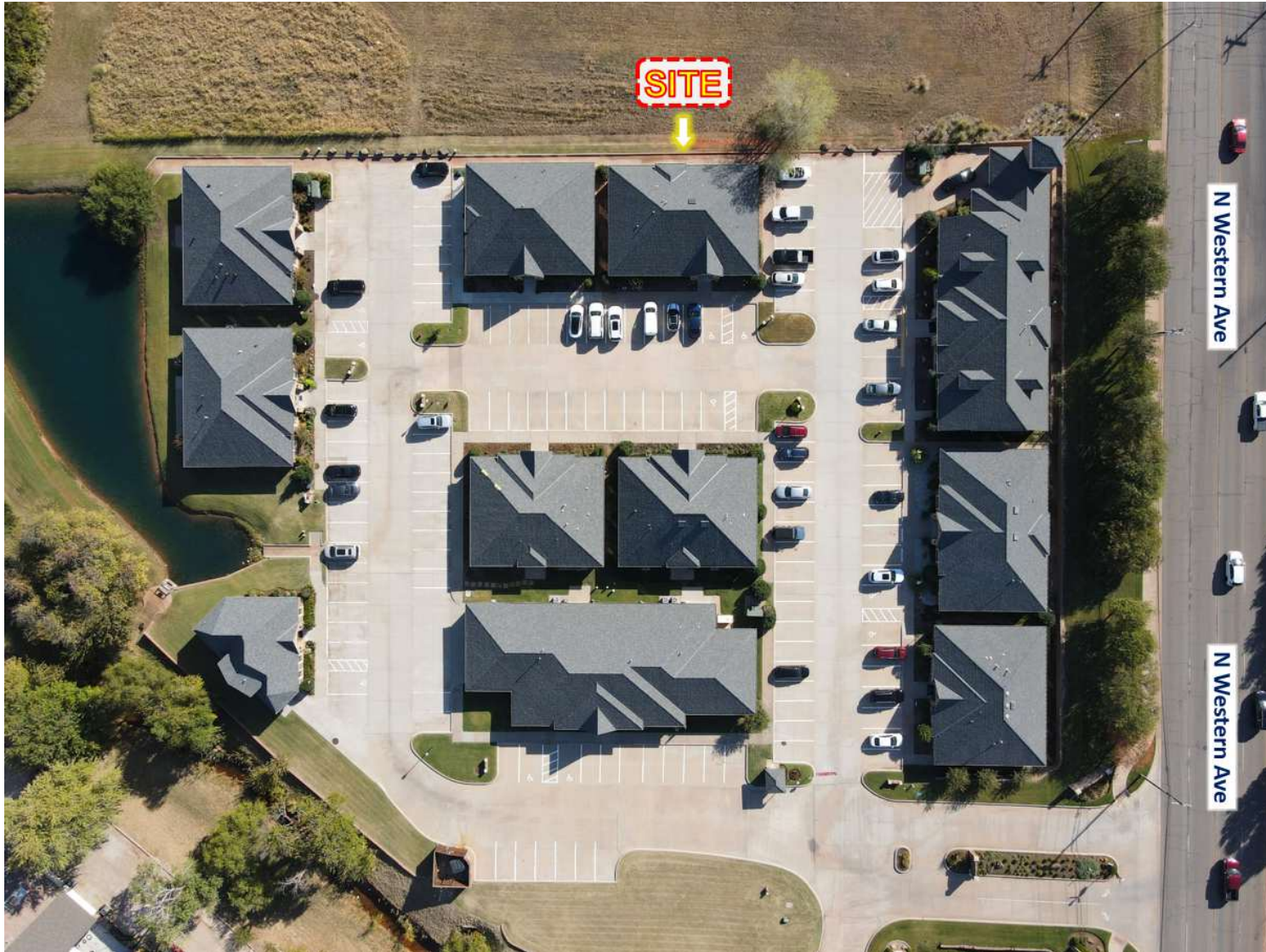
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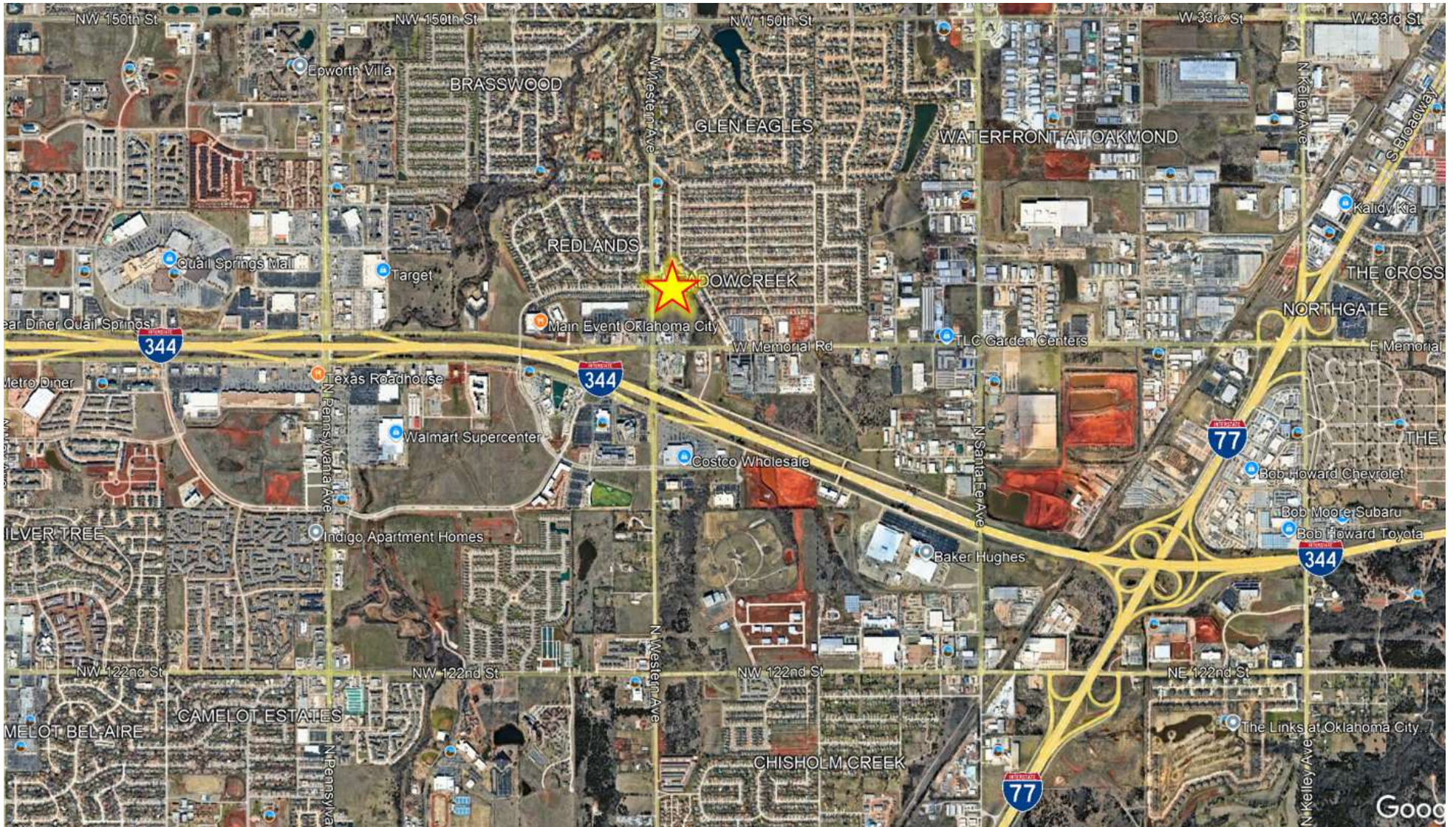
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