

OFFICE SPACE FOR LEASE

PRESTON OFFICE PARK

13194 North Macarthur Boulevard,
Oklahoma City, OK 73142

JASON HOGSETT
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (MG)
Building Size:	4,478 SF
Available SF:	4,478 SF
Lot Size:	9,075 SF
Year Built:	2023

PROPERTY OVERVIEW

Preston Office Park is situated between 122nd Street and Memorial Road just one mile south of Gaillardia. Highlights of Preston Office Park include close proximity to retail and dining options along the Memorial Road corridor, easy access to the Kilpatrick Turnpike and Lake Hefner Parkway, as well as two water features within the park. This newly constructed office space features just over 4,400 SF ideal for a number of professional office tenants. It offers 10 offices, 2 conference rooms, 2 break rooms, ADA restrooms, as well as a bonus room and bathroom upstairs. Other features include high end finishes throughout, ADA sidewalk ramp, and ample parking.

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ADDITIONAL PHOTOS



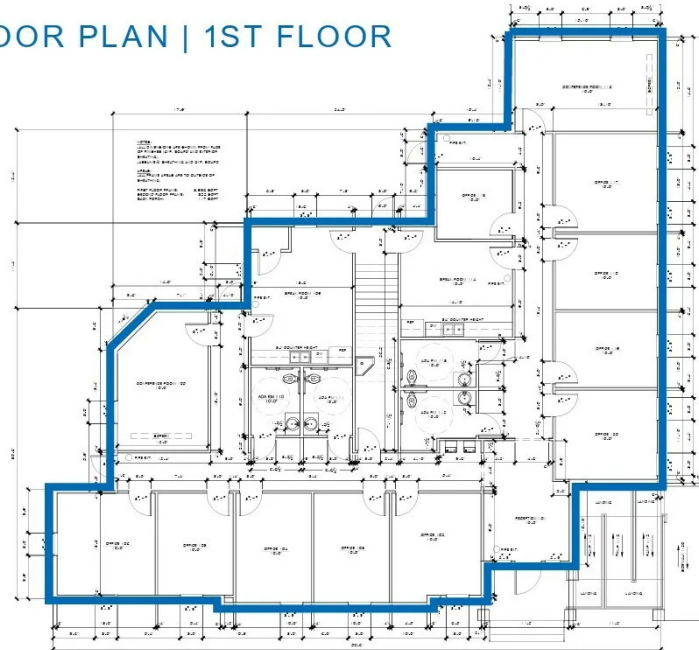
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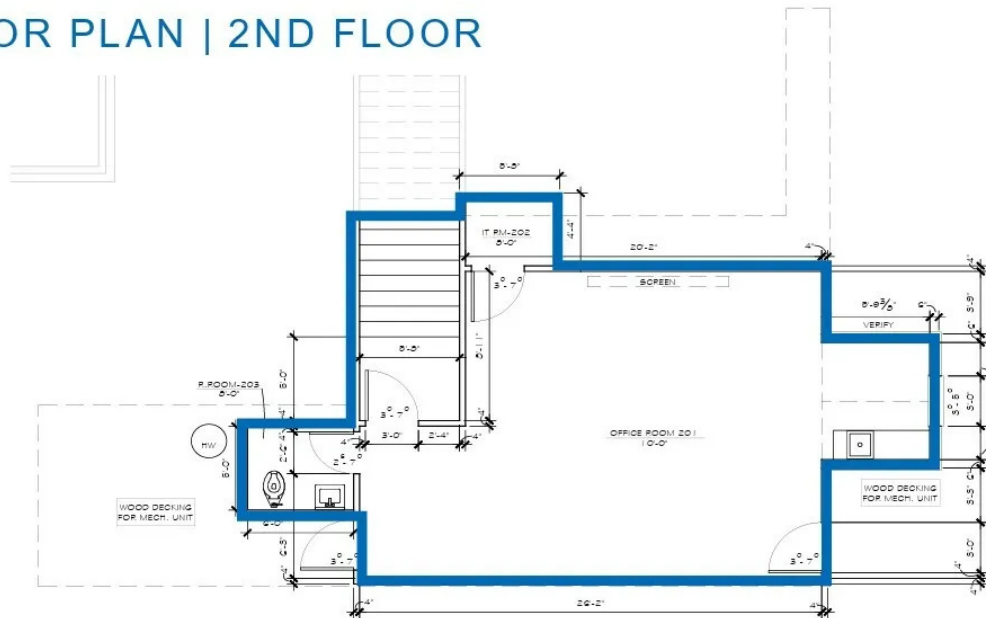
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FLOOR PLAN

FLOOR PLAN | 1ST FLOOR



FLOOR PLAN | 2ND FLOOR



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LOCATION MAP

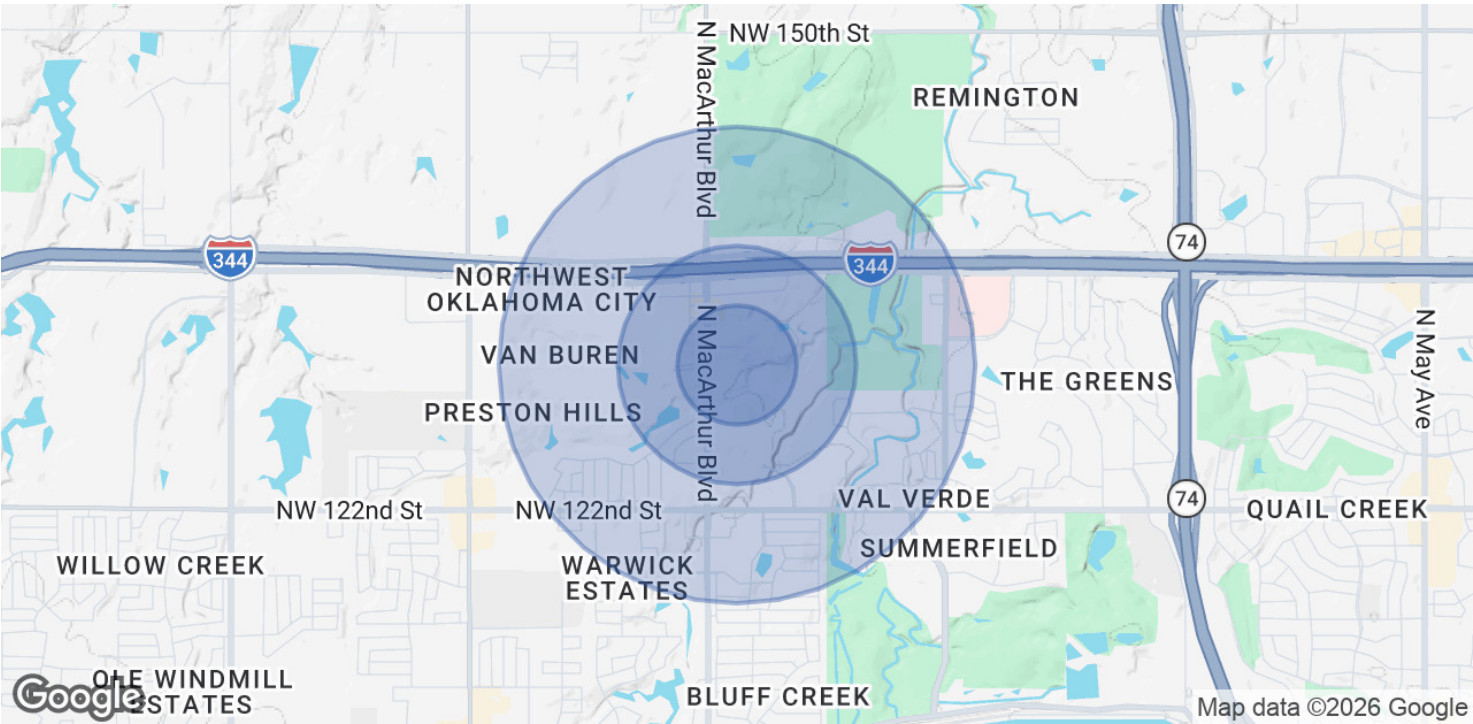


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	693	2,864	9,040
Average Age	35.7	34.4	37.0
Average Age (Male)	32.7	32.4	35.1
Average Age (Female)	44.9	41.8	41.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	349	1,472	4,544
# of Persons per HH	2.0	1.9	2.0
Average HH Income	\$99,415	\$90,840	\$98,468
Average House Value	\$478,237	\$403,364	\$373,241

2023 American Community Survey (ACS)

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