

**13036 Commerce St.
Elgin, OK 73538**

**OFFICE SPACE
FOR LEASE**



OFFERING SUMMARY

Available SF: ±1,508 SF

Lease Rate: \$18 SF/yr (NNN)

Year Built: 2022

Building Size: ±24,999 SF

PROPERTY OVERVIEW

±1,508 sf modern, turn-key office space for lease in Elgin Square Shopping Center. This space features 6 private offices, private bathroom, IT closet, reception area, custom coffee bar with built in cabinetry, and an additional storage area. Plenty of electrical outlets throughout the office and hardwired internet connection for fast, reliable performance. The shopping center has ample parking and is located minutes away from Hwy 277 and I-44. Nearby businesses include Rising Eagle Brewery, West Wing Boutique, Allure Wellness, Micos Burritos, Hilliary Communications, Braums, and McDonalds.

PROPERTY HIGHLIGHTS

- 6 Private Offices
- Ample Parking
- Located near Hwy 277 and I-44.

MELISSA BUSSE

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Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior sale or withdrawal.

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Insight Commercial Real Estate Brokerage, LLC

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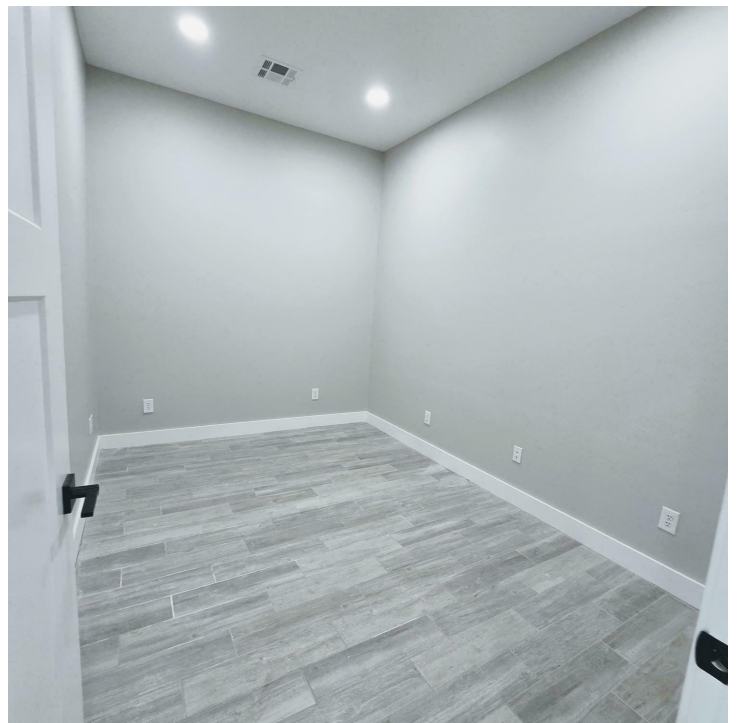
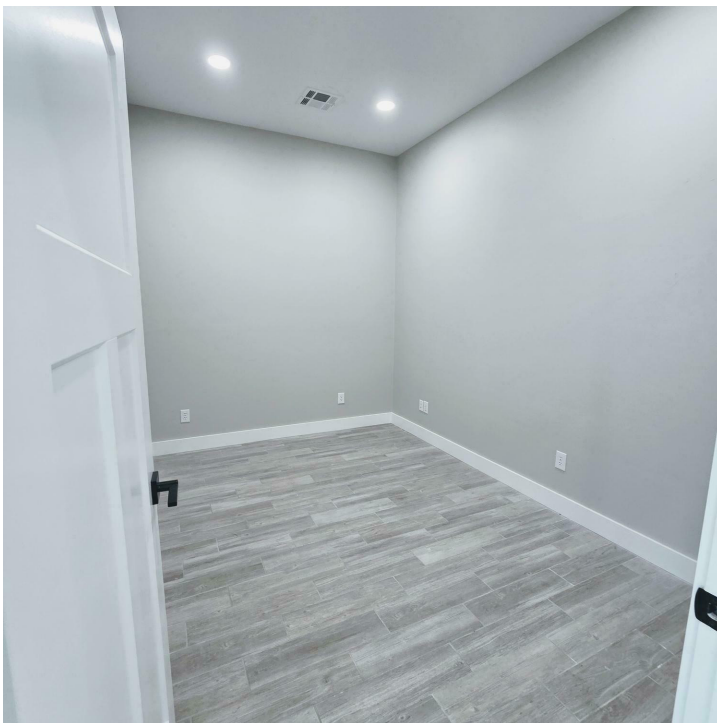


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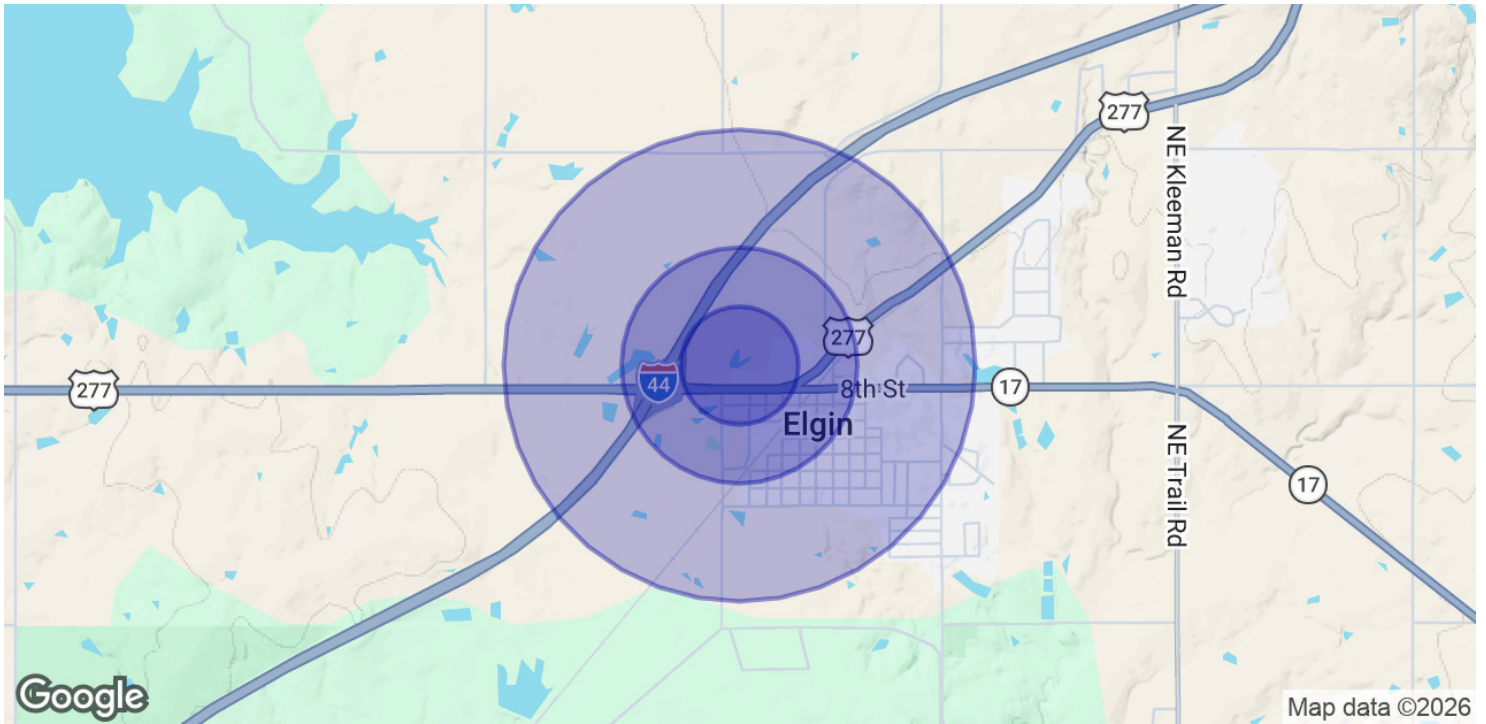
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	116	388	1,273
Average Age	32.6	32.7	32.9
Average Age (Male)	28.3	28.6	29.0
Average Age (Female)	34.5	34.4	34.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	48	158	513
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$78,432	\$79,556	\$80,756
Average House Value	\$178,520	\$178,982	\$184,856

2023 American Community Survey (ACS)

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