

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$1,000.00 - 1,500.00 per month (MG)
Building Size:	2,825 SF
Available SF:	375 - 2,825 SF

PROPERTY OVERVIEW

Offering a versatile 2825 SF office building in Edmond, OK, conveniently located off S Broadway. This property can be utilized as three separate suites or combined into one cohesive space, providing flexibility for various business needs. Ideal for professionals seeking a customizable workspace in a prime location, the building features modern amenities and ample parking, promising a conducive environment for productivity and growth.

SPACES	LEASE RATE	SPACE SIZE
Suite A	\$1,500 per month	768 SF
Suite C	\$1,000 per month	375 SF

TYLER HUXLEY
405.973.8435
tyler@creekcre.com

GARRETT MCGINNIS
405.919.9297
garrett@creekcre.com

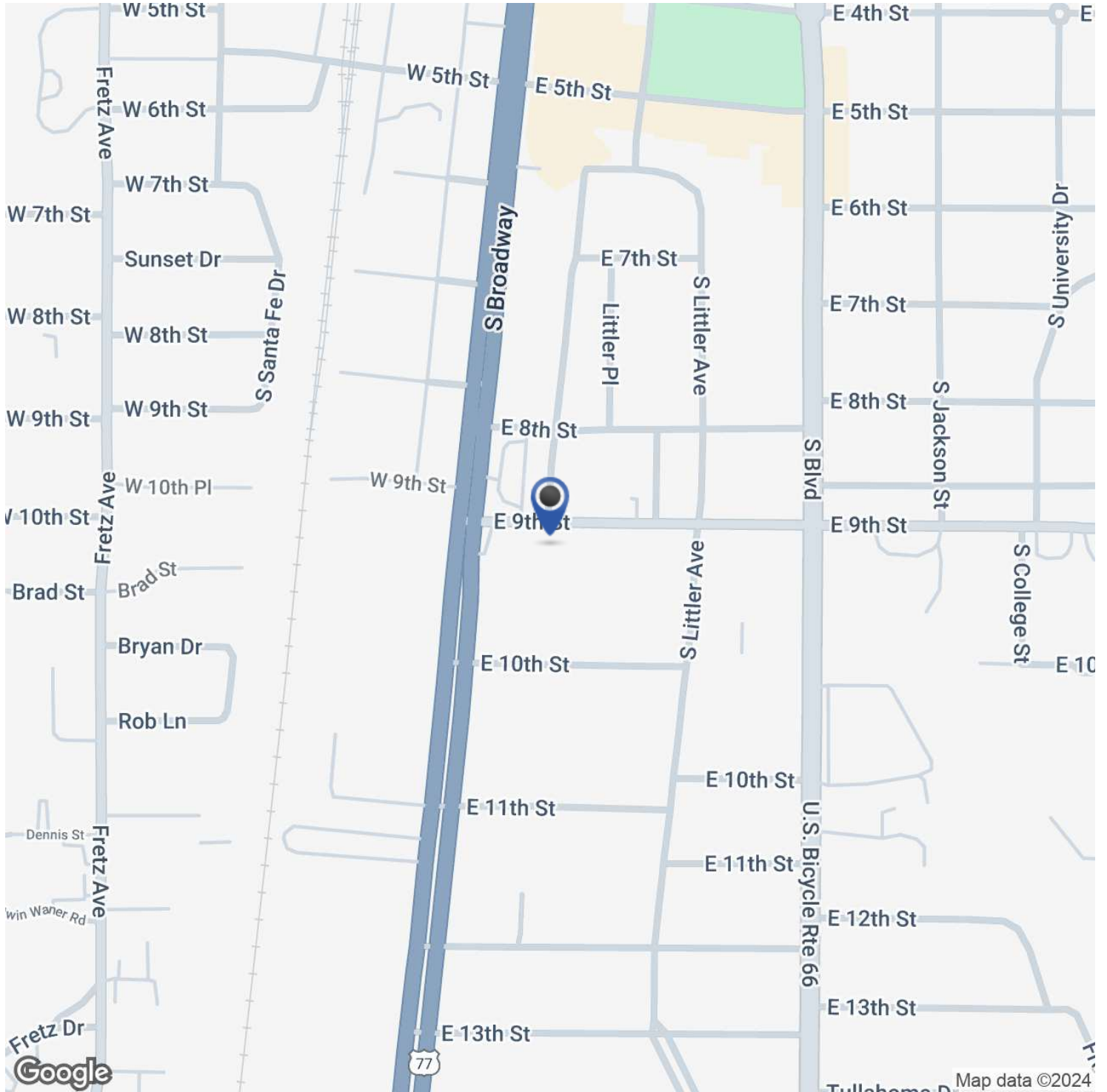
ADDITIONAL PHOTOS



TYLER HUXLEY
405.973.8435
tyler@creekcre.com

GARRETT MCGINNIS
405.919.9297
garrett@creekcre.com

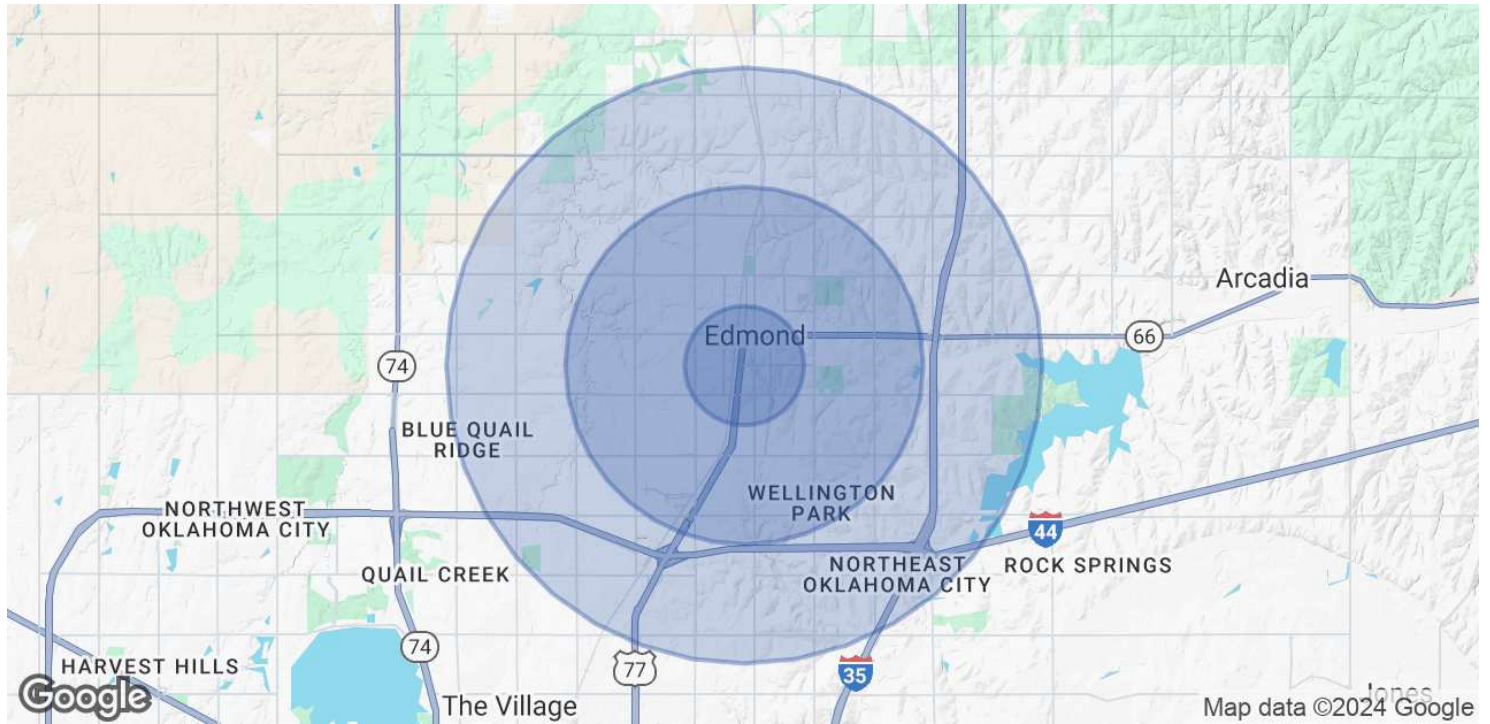
LOCATION MAP



TYLER HUXLEY
405.973.8435
tyler@creekcre.com

GARRETT MCGINNIS
405.919.9297
garrett@creekcre.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,947	83,997	155,128
Average Age	36	38	38
Average Age (Male)	34	37	37
Average Age (Female)	38	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,282	33,292	60,325
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$77,614	\$113,107	\$125,738
Average House Value	\$217,521	\$308,328	\$353,560

Demographics data derived from AlphaMap

TYLER HUXLEY
405.973.8435
tyler@creekcre.com

GARRETT MCGINNIS
405.919.9297
garrett@creekcre.com