

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (Full Service)
Building Size:	3,867 SF
Available SF:	1,896 SF
Lot Size:	0.25 Acres
Renovated:	2025
Market:	Oklahoma City
Submarket:	The Village

### PROPERTY OVERVIEW

Introducing a great office space for lease at 2912 Lakeside Dr. in The Village just north of Britton on May Avenue. This is prime location, just seconds away from Hefner Parkway/Highway 74, minutes from downtown OKC and surrounded by major retail. The property was recently purchased and undergoing some updating and renovations. The vacant space will be upgraded with a new lease. This property has 7 offices, small break area, two restrooms and two entrances.

### PROPERTY HIGHLIGHTS

- Great location
- Flexible office space
- Newly renovated
- Great visibility
- Ample parking

CHASE ANDERSON

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CORRY MAZZA

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## ADDITIONAL PHOTOS



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FLOOR PLANS



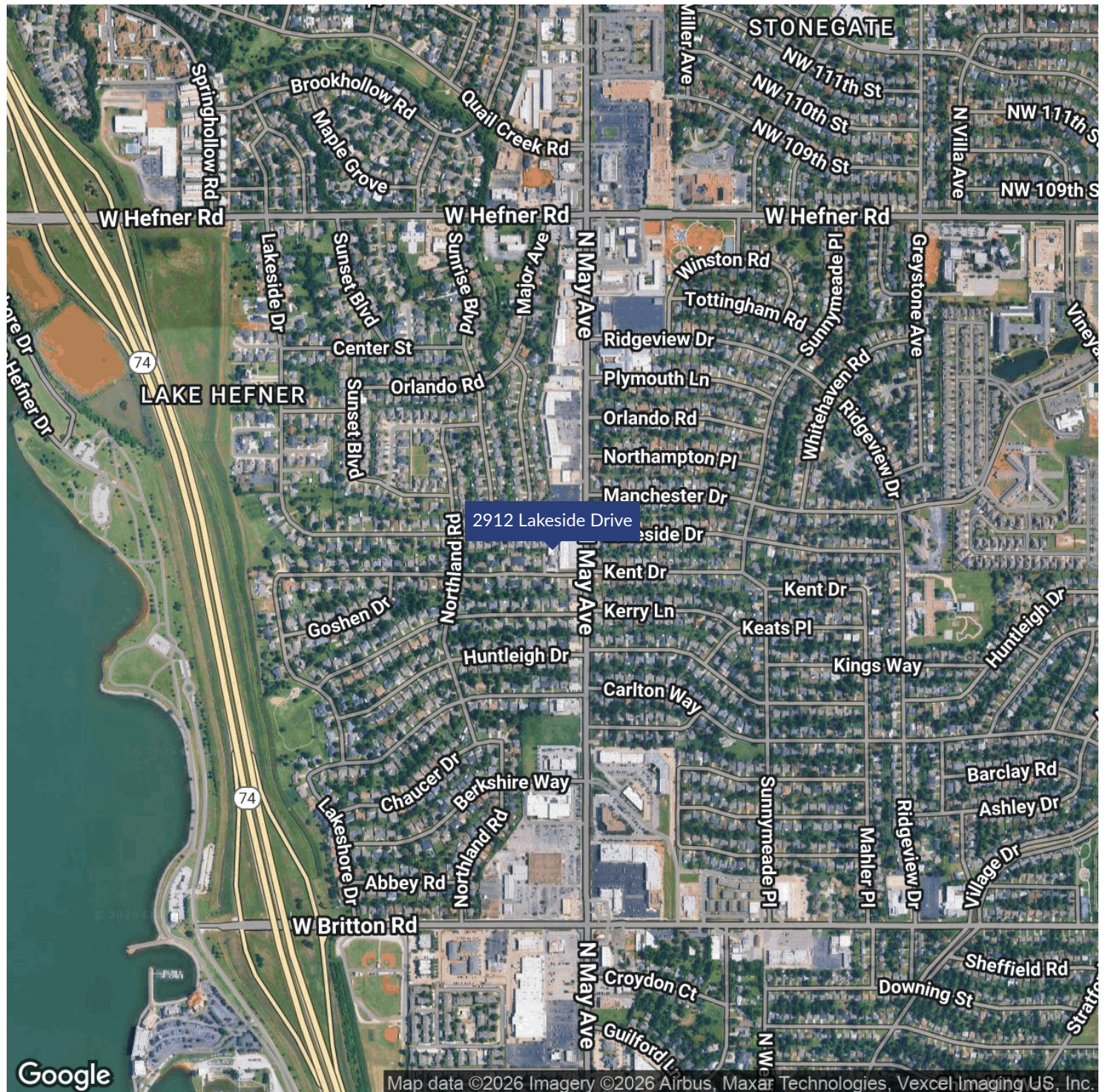
FLOOR 1

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## LOCATION MAP

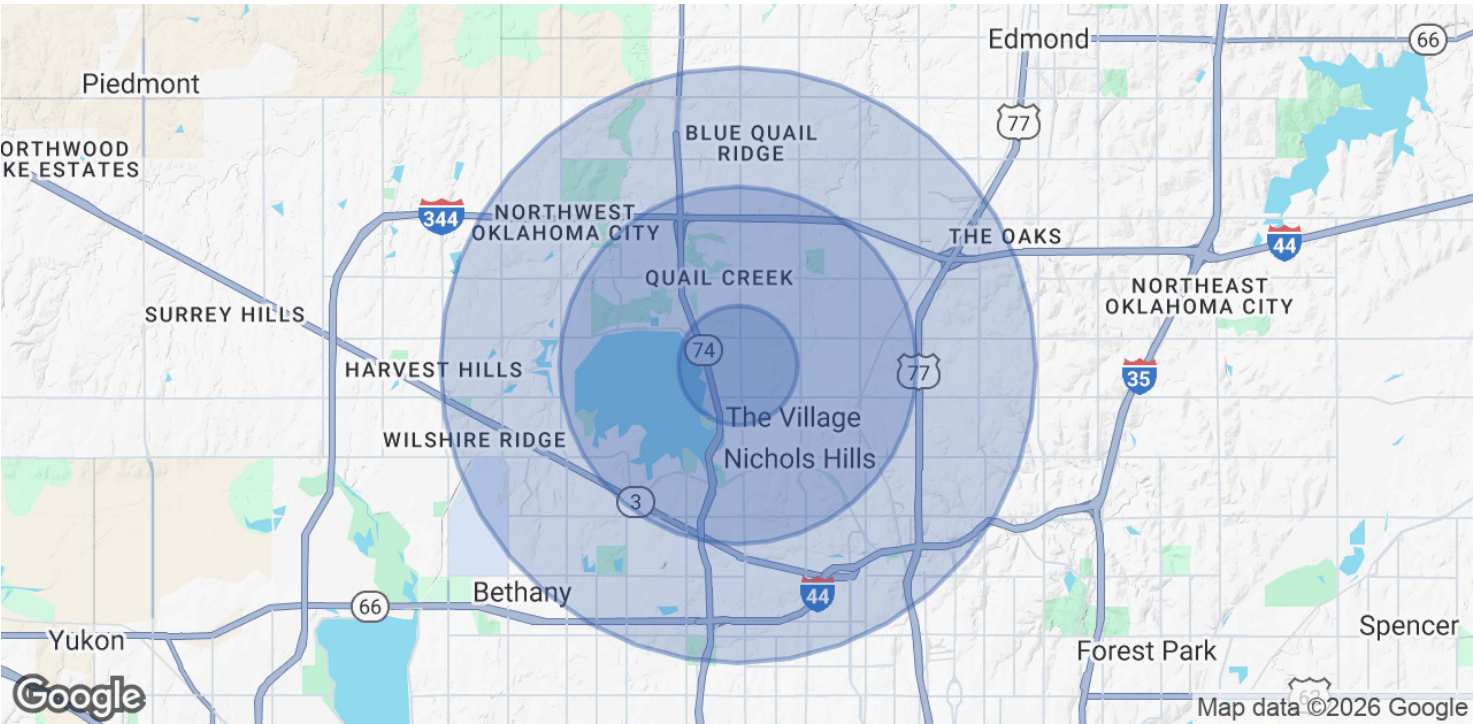


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,771	71,126	204,414
Average Age	44	41	40
Average Age (Male)	42	39	39
Average Age (Female)	46	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,835	33,241	90,976
# of Persons per HH	2	2.1	2.2
Average HH Income	\$95,198	\$96,219	\$95,984
Average House Value	\$279,494	\$329,682	\$305,669

Demographics data derived from AlphaMap