

ASPEN CREEK

601 SOUTH ASPEN AVENUE, BROKEN ARROW, OK 74012

FOR LEASE



PROPERTY DESCRIPTION

Experience the epitome of modern workspace at 601 South Aspen Avenue, Broken Arrow, OK. This premier property offers sleek, contemporary design, state-of-the-art facilities, and flexible floor plans to accommodate a variety of business needs. With ample natural light, customizable workspaces, and top-tier amenities, the property sets the stage for productivity and innovation. Tenants will enjoy access to on-site parking, stunning communal areas, and advanced technology infrastructure. The strategic location provides visibility and accessibility, making it an ideal choice for businesses seeking a prestigious and dynamic office environment. Elevate your business presence at this remarkable property with its unmatched blend of functionality and sophistication.

OFFERING SUMMARY

Lease Rate:	\$10 - 12 SF/yr (NNN)
Available SF:	1,389 - 2,884 SF
Building Size:	5,801 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	322	1,259	4,425
Total Population	852	3,329	11,839
Average HH Income	\$87,925	\$89,157	\$95,957

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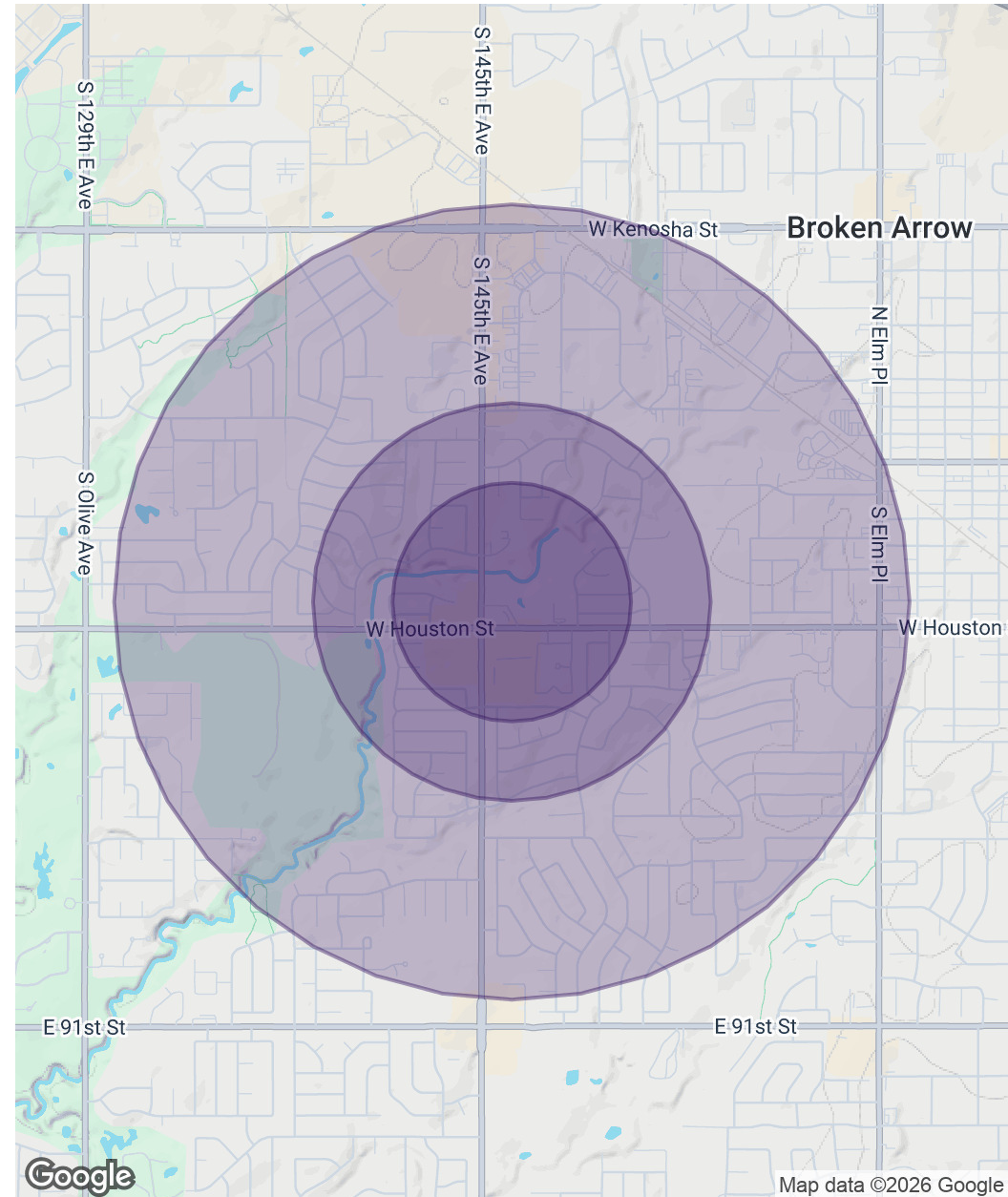
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	852	3,329	11,839
Average Age	40	40	39
Average Age (Male)	39	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	322	1,259	4,425
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$87,925	\$89,157	\$95,957
Average House Value	\$232,740	\$252,344	\$237,898

2020 American Community Survey (ACS)



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LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,389 - 2,884 SF

Lease Term:	Negotiable
Lease Rate:	\$10 - \$12 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2022 W Houston St	Available	2,400 SF	NNN	\$10.00 SF/yr	-
2034 W Houston	Available	2,630 SF	NNN	\$10.00 SF/yr	-
2048 W Houston	Available	1,389 SF	NNN	\$12.00 SF/yr	-
2038 W Houston	Available	2,884 SF	NNN	\$10.00 SF/yr	-