

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	4,399 SF
Available SF:	1,452 - 4,399 SF
Number of Units:	2
Year Built:	2005
Zoning:	C-3

PROPERTY OVERVIEW

Prime office space available for lease on Quail Pointe Rd in Oklahoma City, conveniently located near the Kilpatrick Turnpike and May Ave. This well-maintained property offers easy access to major highways, providing excellent connectivity. The office features a spacious layout, ample parking, and a professional environment ideal for businesses looking to thrive in a highly desirable area. Don't miss the opportunity to secure your business location in this strategic, growing part of Edmond! Contact us today to schedule a viewing.

SPACES	LEASE RATE	SPACE SIZE
Suite A	\$18.00 SF/yr	2,947 SF
Suite B	\$18.00 SF/yr	1,452 SF

TYLER HUXLEY
405.973.8435
tyler@creekcre.com

GARRETT MCGINNIS
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SUITE A



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SUITE B

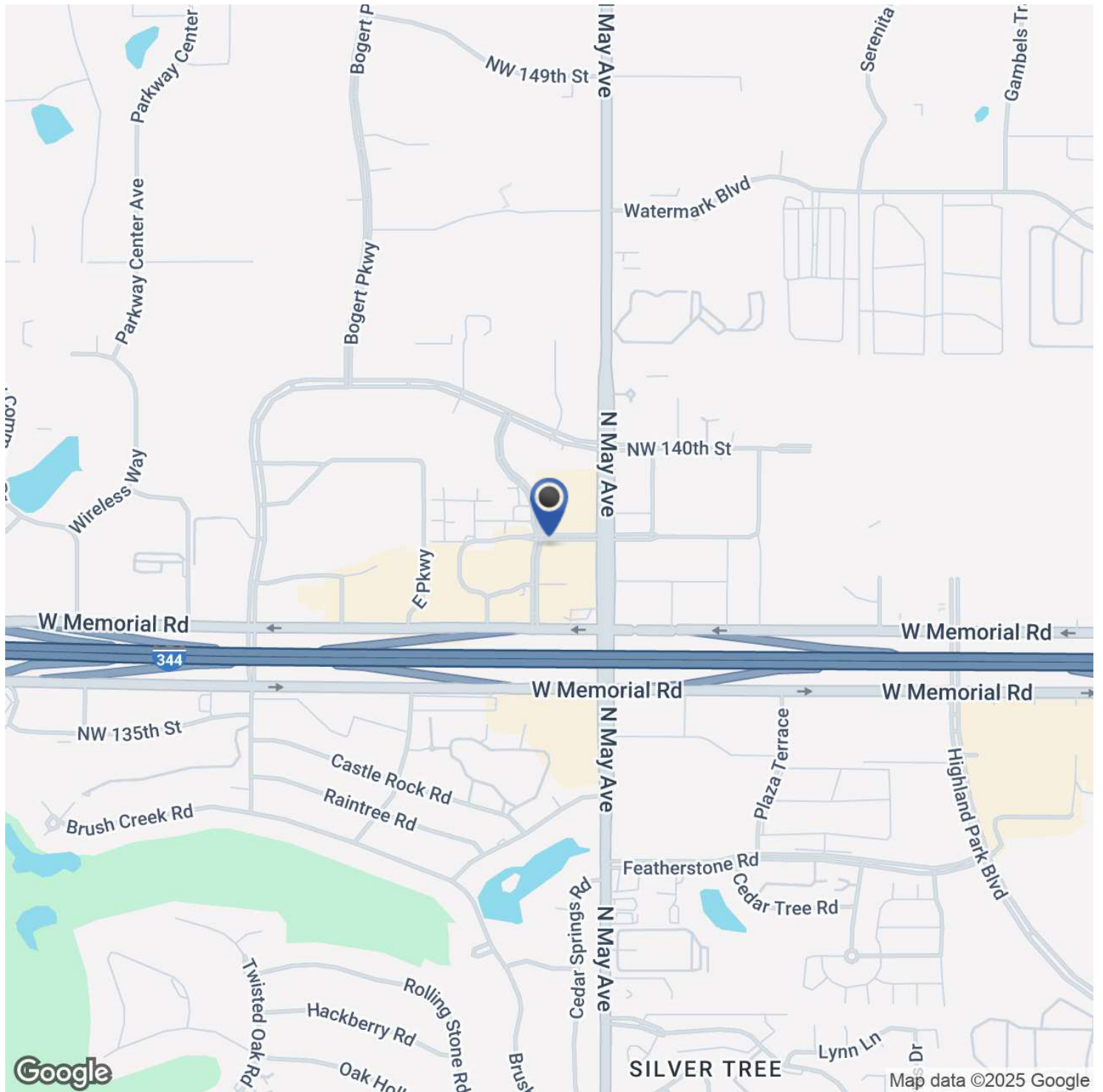


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13838 QUAIL POINTE DR
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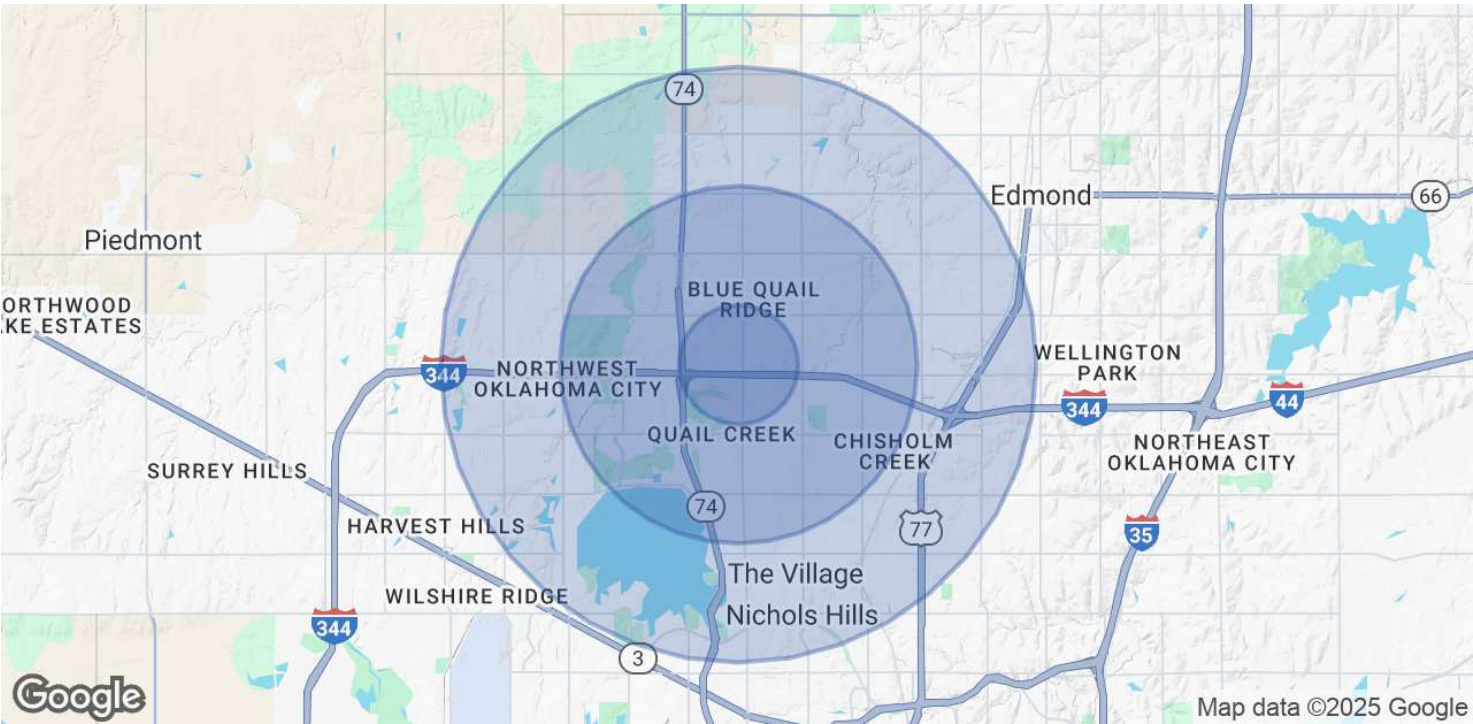
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,206	76,853	198,641
Average Age	40	40	39
Average Age (Male)	39	38	38
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,812	34,090	83,464
# of Persons per HH	1.9	2.3	2.4
Average HH Income	\$84,620	\$112,091	\$111,648
Average House Value	\$287,648	\$336,575	\$319,897

Demographics data derived from AlphaMap