

FOR LEASE

MEDICAL / OFFICE SPACE

12312 Market Drive,
Oklahoma City, OK 73114

TYLER HUXLEY
405.973.8435
tyler@creekcre.com

JOHNNY STRADAL
405.990.0569
johnny@creekcre.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Building Size:	6,642 SF
Available SF:	2,702 SF
Year Built:	2026
Market:	Oklahoma City

PROPERTY OVERVIEW

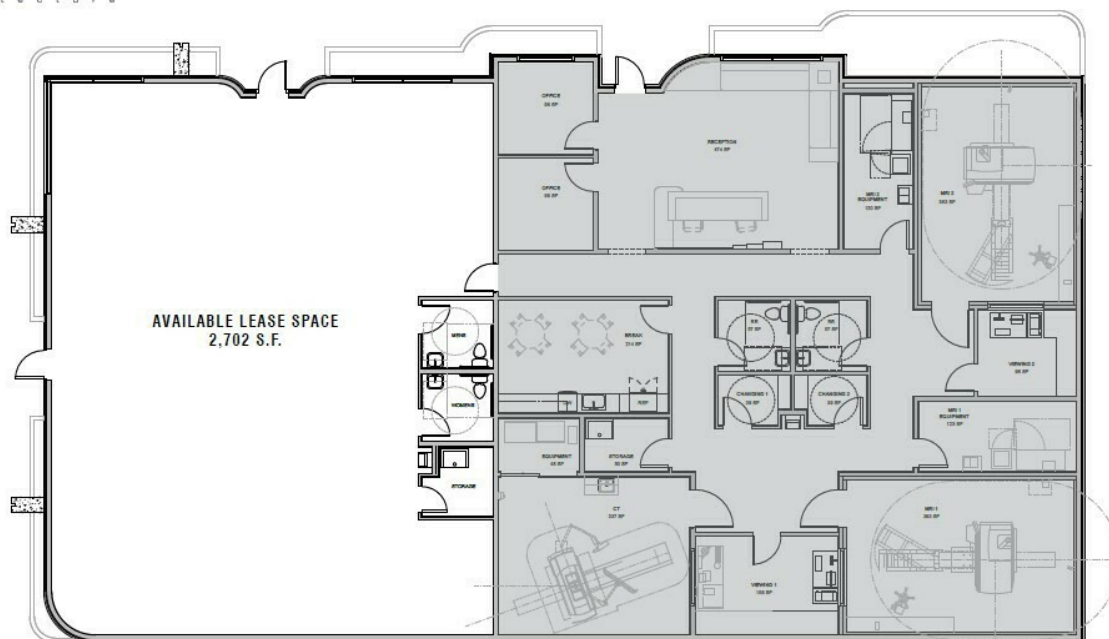
Centrally located within a well established business park, this property offers excellent access to I-235 (Broadway Extension), Kilpatrick Turnpike, I-35, and the surrounding metro area. Currently under construction, the building is expected to be completed by March 2026. The available space features a clear-span design, providing a flexible floor plan ideal for a wide variety of medical or professional users.

PROPERTY HIGHLIGHTS

- New modern construction
- Tenant improvements (T.I.) available for qualified tenants
- Visibility and signage along 122nd Street
- Ample parking for both employees and customers
- Ideal for medical or professional office use

TYLER HUXLEY
405.973.8435
tyler@creekcre.com

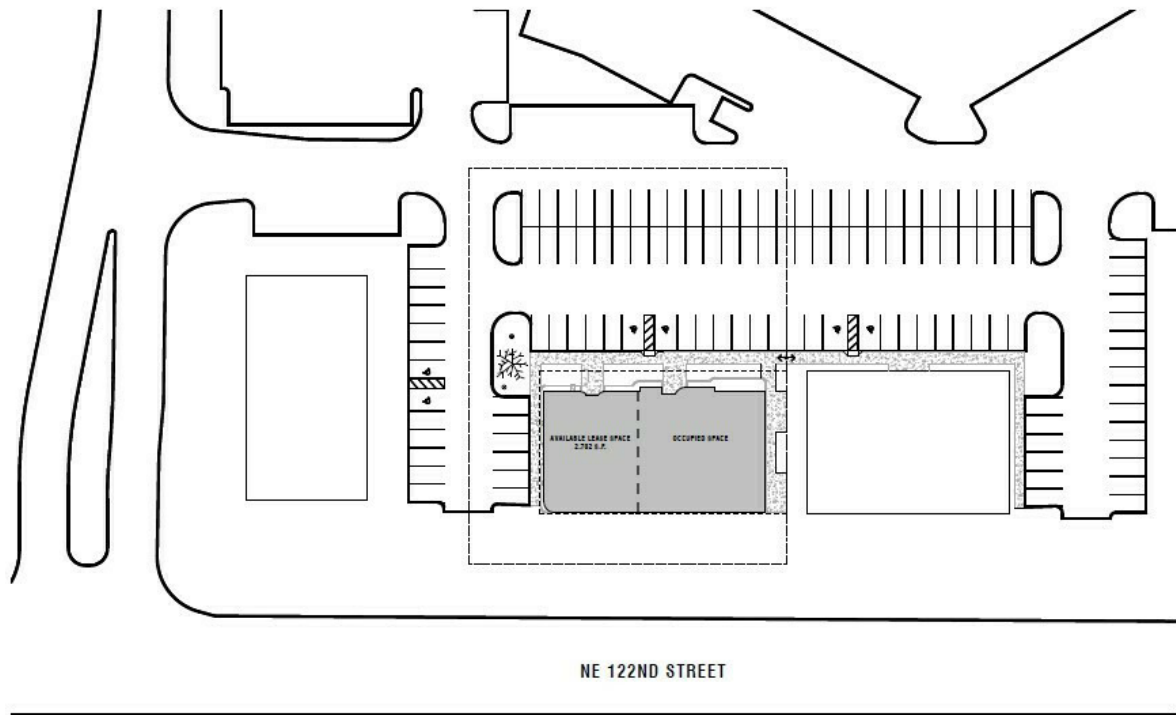
JOHNNY STRADAL
405.990.0569
johnny@creekcre.com



JOHNNY STRADAL
405.990.0569
johnny@creekcre.com

SITE PLAN

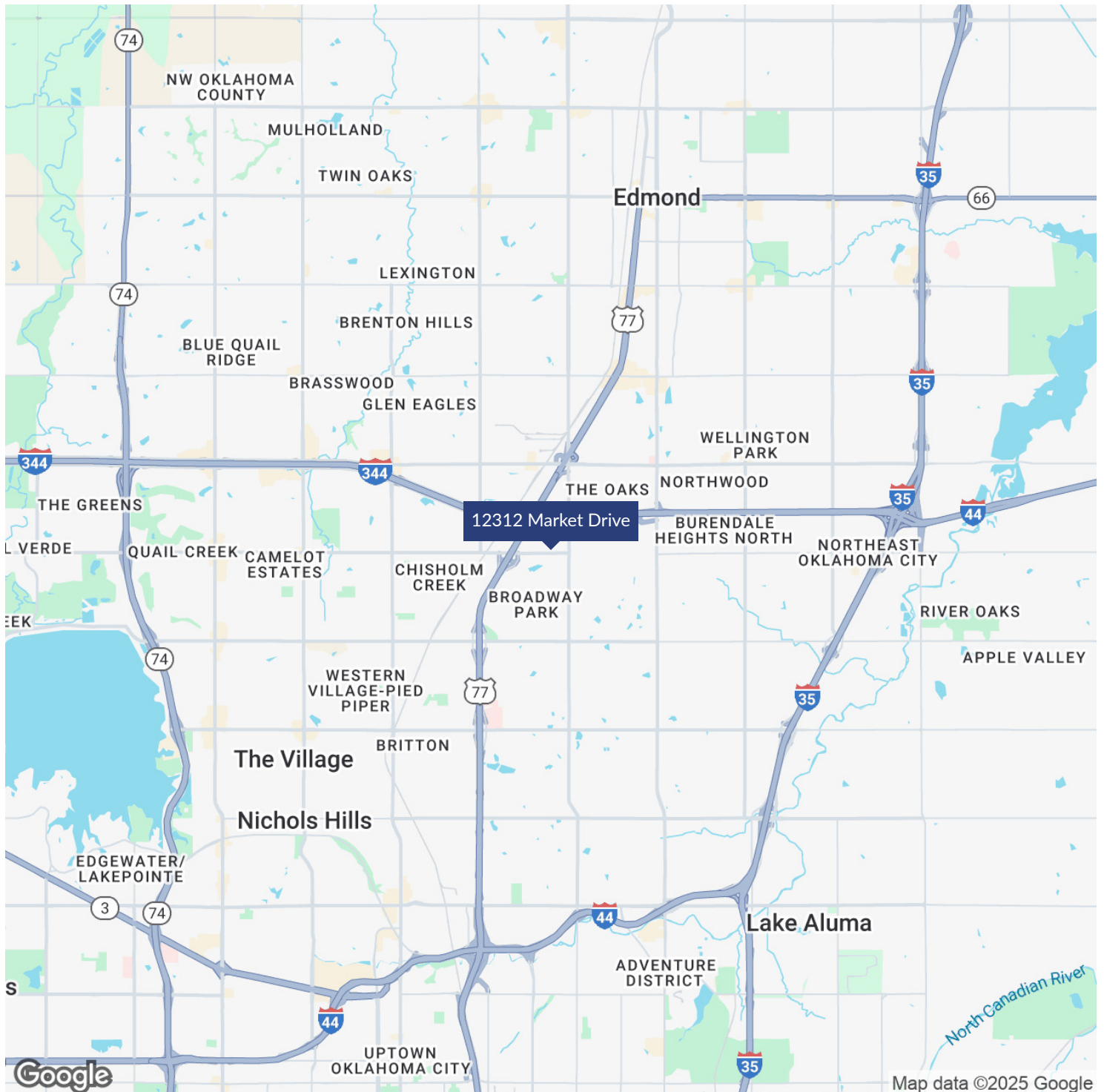
ba·sis Design
ARCHITECTURE



TYLER HUXLEY
405.973.8435
tyler@creekcre.com

JOHNNY STRADAL
405.990.0569
johnny@creekcre.com

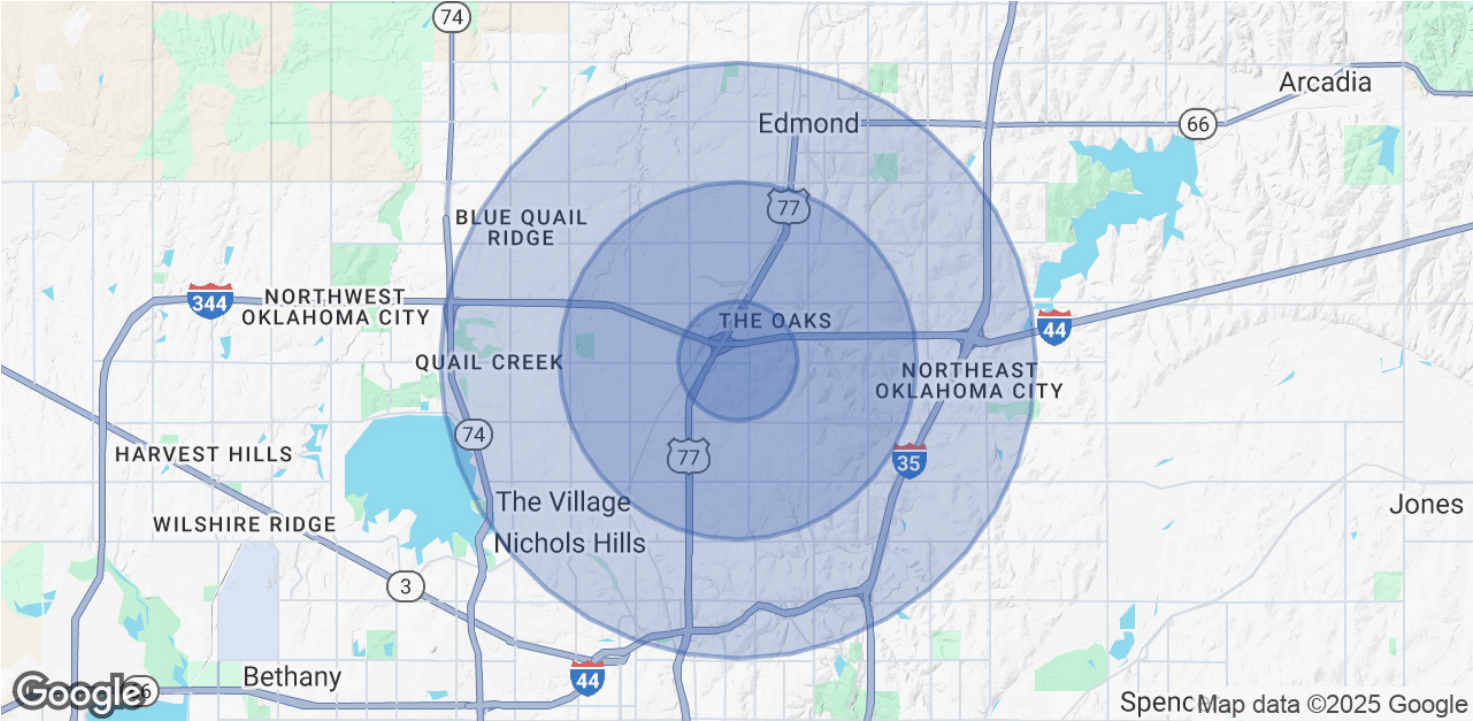
LOCATION MAP



TYLER HUXLEY
405.973.8435
tyler@creekcre.com

JOHNNY STRADAL
405.990.0569
johnny@creekcre.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,707	53,251	163,225
Average Age	33	37	39
Average Age (Male)	32	36	38
Average Age (Female)	33	39	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,413	22,109	69,495
# of Persons per HH	1.9	2.4	2.3
Average HH Income	\$74,173	\$88,918	\$108,350
Average House Value	\$318,353	\$274,216	\$338,438

Demographics data derived from AlphaMap