

# GRANT GROUP BUILDING

123 South Broadway, Edmond, OK 73034



## PROPERTY OVERVIEW

Don't miss this opportunity to lease premier office space in one of Edmond's most historic buildings and sought after locations. The subject property has recently been completely and meticulously updated with clean modern lines and finishes while still honoring its historic roots. The space boasts large windows providing natural light throughout the space, exceptionally tall exposed deck ceilings, and original exposed masonry perimeter walls. In addition, you will be able to take advantage of the fully equipped, shared conference room for larger meetings, presentations and collaborative sessions.

FOR MORE INFORMATION, PLEASE CONTACT:

**Chris Anderson, CCIM** Principal | P: 405.285.2100 X103 | [canderson@grantgroupok.com](mailto:canderson@grantgroupok.com)  
**Casey Massegee, CCIM** Principal | P: 405.285.2100 X102 | [cmassegee@grantgroupok.com](mailto:cmassegee@grantgroupok.com)

## PROPERTY SUMMARY

<b>Available SF:</b>	1,466 - 3,318 SF
<b>Lease Rate:</b>	\$28.00 SF/yr (Full Service)
<b>Building Size:</b>	6,192 SF
<b>Building Class:</b>	A
<b>Year Built:</b>	1919
<b>Renovated:</b>	2020
<b>Market:</b>	OKLAHOMA CITY
<b>Sub Market:</b>	EDMOND
<b>Cross Streets:</b>	2ND (HWY 66) AND BROADWAY EXT.

[grantgroupok.com](http://grantgroupok.com)

# GRANT GROUP BUILDING

123 South Broadway, Edmond, OK 73034



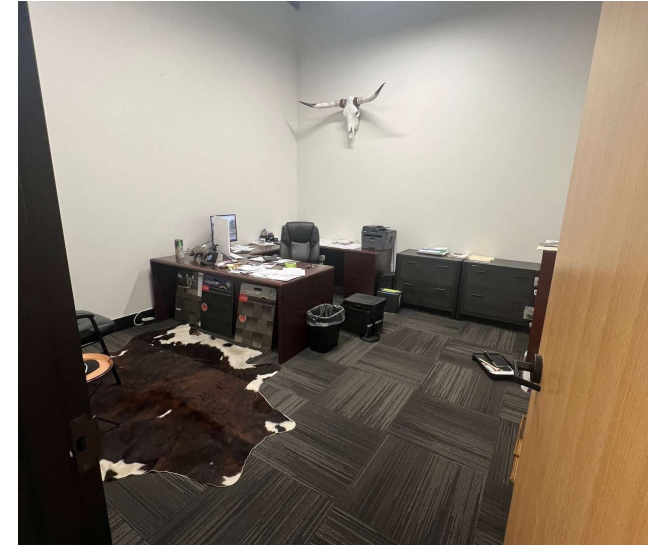
FOR MORE INFORMATION, PLEASE CONTACT:

**Chris Anderson, CCIM** Principal | P: 405.285.2100 X103 | [canderson@grantgroupok.com](mailto:canderson@grantgroupok.com)  
**Casey Massegee, CCIM** Principal | P: 405.285.2100 X102 | [cmassegee@grantgroupok.com](mailto:cmassegee@grantgroupok.com)

[grantgroupok.com](http://grantgroupok.com)

# GRANT GROUP BUILDING

123 South Broadway, Edmond, OK 73034



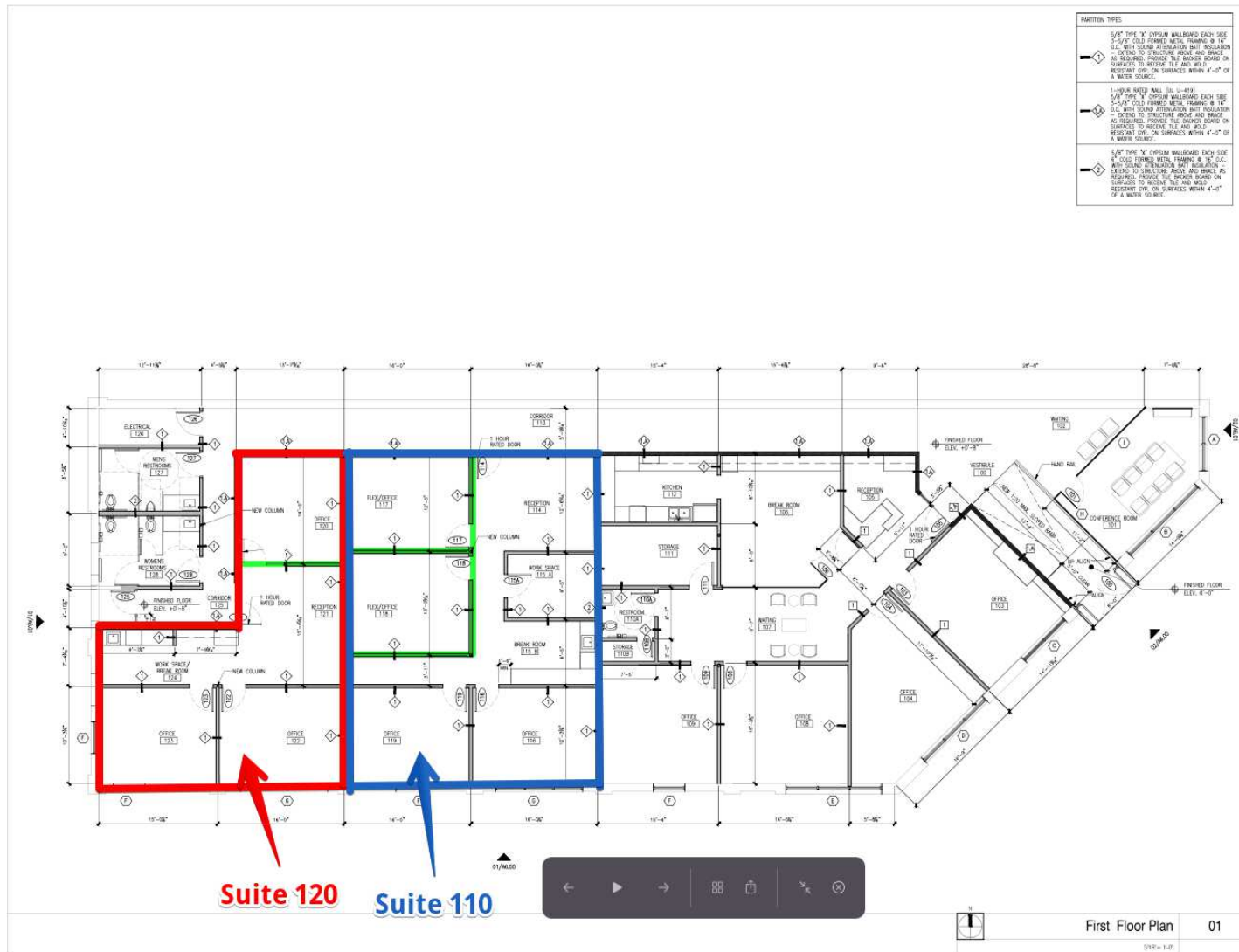
FOR MORE INFORMATION, PLEASE CONTACT:

**Chris Anderson, CCIM** Principal | P: 405.285.2100 X103 | canderson@grantgroupok.com  
**Casey Massegee, CCIM** Principal | P: 405.285.2100 X102 | cmassegee@grantgroupok.com

[grantgroupok.com](http://grantgroupok.com)

# GRANT GROUP BUILDING

123 South Broadway, Edmond, OK 73034



Project:  
Grant Group  
Office Space  
Edmond, OK

**HORNBECK + BLATT**  
ARCHITECTS  
101 South Broadway, Suite 200  
Edmond, Oklahoma 73034  
405.340.8522 Tele/Fax  
405.340.2707 Facsimile  
www.hornbeckblatt.com

License No.



Project No: 0000  
Designed By: DWH  
Drawn By: DWH  
Reviewed By: DWH

No. Date Submission  
08.31.2020 OWNER REVIEW  
10.06.2020 ISSUED FOR PERMIT  
11.23.2020 PERMIT SET

These documents and images are the sole property of Hornbeck + Blatt Architects. All are not to be reproduced or copied, either wholly or in part in any form without written permission from Hornbeck + Blatt Architects.

Copyright 2012 © Hornbeck + Blatt Architects

Drawing Title: Floor Plan

First Floor  
Plan

Sheet No:

**A2.00**

FOR MORE INFORMATION, PLEASE CONTACT:

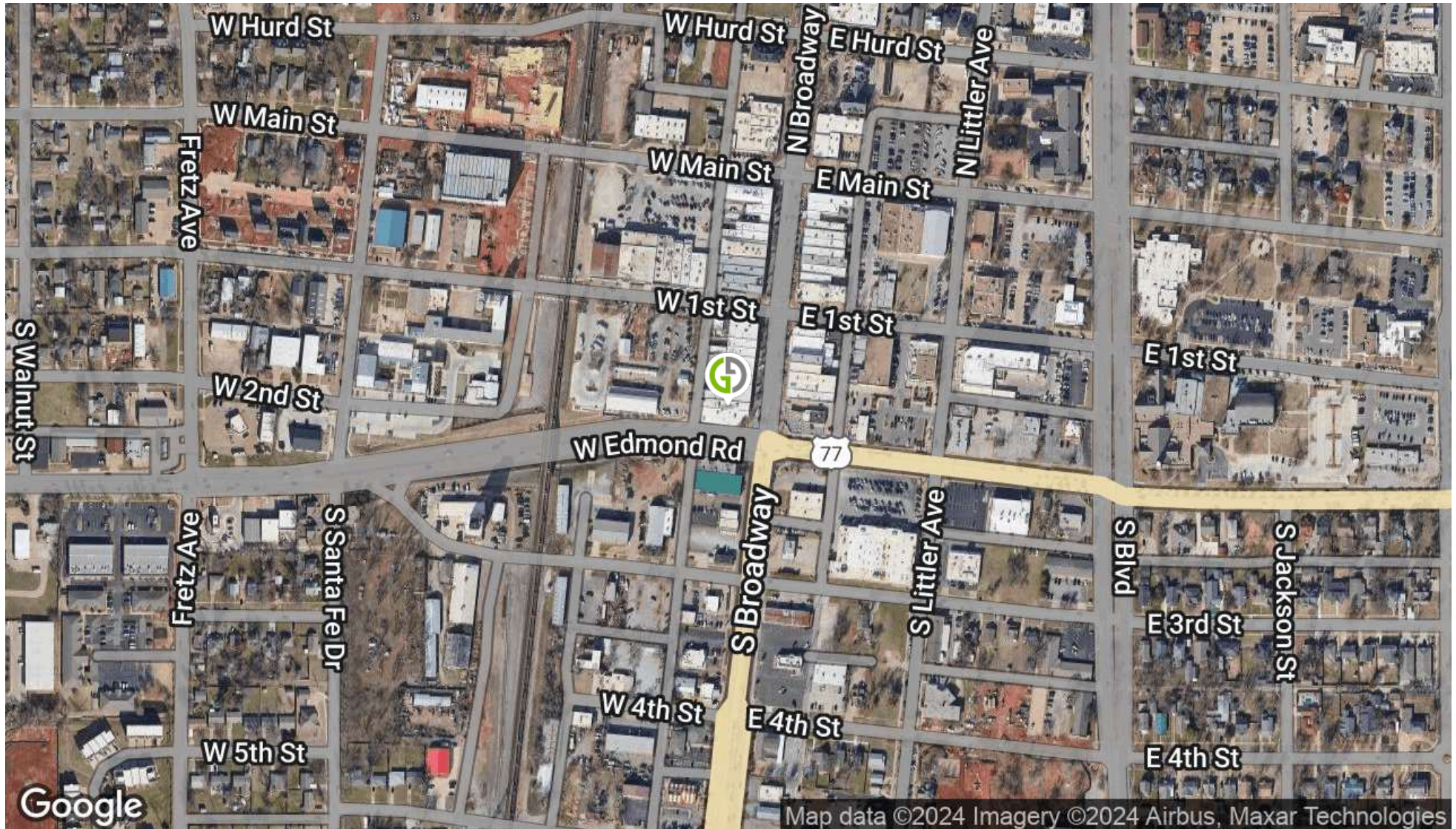
**Chris Anderson, CCIM** Principal | P: 405.285.2100 X103 | canderson@grantgroupok.com

**Casey Massegee, CCIM** Principal | P: 405.285.2100 X102 | cmassegee@grantgroupok.com

grantgroupok.com

# GRANT GROUP BUILDING

123 South Broadway, Edmond, OK 73034



FOR MORE INFORMATION, PLEASE CONTACT:

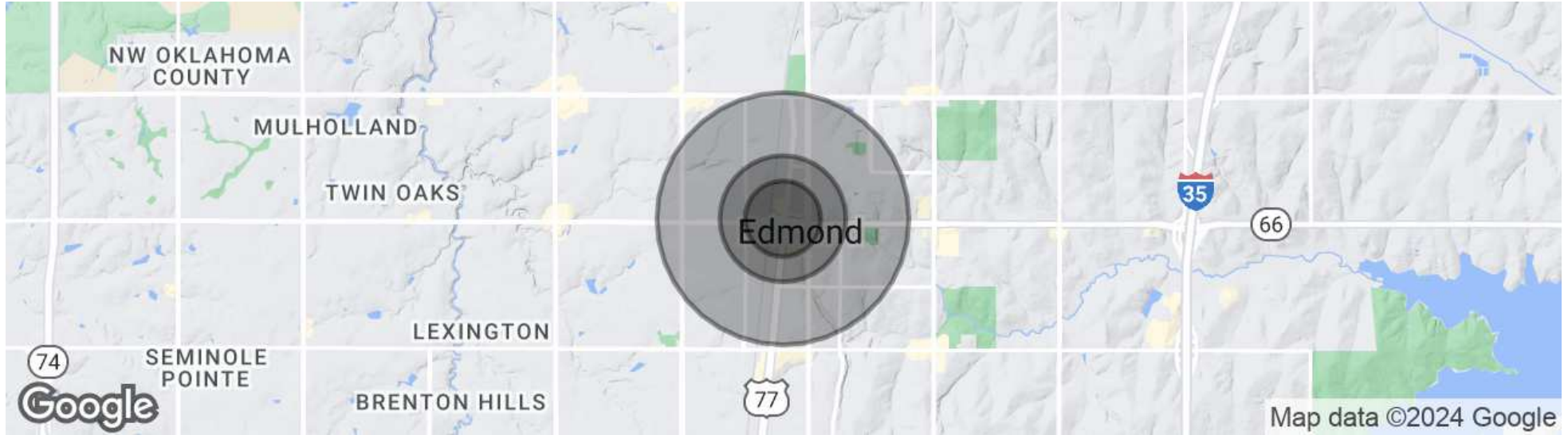
**Chris Anderson, CCIM** Principal | P: 405.285.2100 X103 | canderson@grantgroupok.com

**Casey Massegee, CCIM** Principal | P: 405.285.2100 X102 | cmassegee@grantgroupok.com

[grantgroupok.com](http://grantgroupok.com)

# GRANT GROUP BUILDING

123 South Broadway, Edmond, OK 73034



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	148	1,939	11,032
Average Age	35	35	35
Average Age (Male)	35	34	33
Average Age (Female)	36	36	37

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	71	899	4,735
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$74,376	\$69,411	\$72,674
Average House Value	\$200,678	\$194,188	\$224,295

Demographics data derived from AlphaMap

FOR MORE INFORMATION, PLEASE CONTACT:

**Chris Anderson, CCIM** Principal | P: 405.285.2100 X103 | canderson@grantgroupok.com  
**Casey Masseege, CCIM** Principal | P: 405.285.2100 X102 | cmassegee@grantgroupok.com

[grantgroupok.com](http://grantgroupok.com)

# GRANT GROUP BUILDING

123 South Broadway, Edmond, OK 73034



**CHRIS ANDERSON, CCIM**

Principal

canderson@grantgroupok.com

Direct: **405.285.2100 x103** | Cell: **405.408.9098**

## PROFESSIONAL BACKGROUND

Chris Anderson is a principal and one of two managing partners of Grant Group. Chris specializes in the acquisition and disposition of income producing properties with an emphasis on car washes, self storage, multifamily and net leased buildings.

Prior to forming Grant Group, Chris was both a top performing investment advisor for another prominent commercial real estate firm in Oklahoma as well as an associate for a well known real estate investment trust (REIT) that owns and operates over 26,000 apartment units and roughly 2,000,000 SF of retail space stretching from New Jersey to Florida and throughout the central U.S. in states such as Oklahoma, Kansas and Missouri. Chris was responsible for overseeing all aspects of leasing and marketing for the firm's Oklahoma portfolio. He was also an integral part of a small group of individuals that evaluated potential acquisitions for the company.

Chris attended the University of Central Oklahoma where he studied business administration. He holds the very prestigious Certified Commercial Investment Member (CCIM) designation which approximately only 6% of the 150,000 commercial practitioners nationwide hold.

Chris currently serves on the Board of Directors for the Edmond Chamber of Commerce as well as the Edmond Park and Recreation Board.

He is also a member of the National Association of Realtors (NAR), Realtors Commercial Alliance (RCA) and the Commercial Real Estate Council (CREC).

**Grant Group**  
123 S. Broadway, Suite 100  
Edmond, OK 73034  
405.285.2100

FOR MORE INFORMATION, PLEASE CONTACT:

**Chris Anderson, CCIM** Principal | P: 405.285.2100 X103 | canderson@grantgroupok.com

**Casey Massegee, CCIM** Principal | P: 405.285.2100 X102 | cmassegee@grantgroupok.com

[grantgroupok.com](http://grantgroupok.com)

# GRANT GROUP BUILDING

123 South Broadway, Edmond, OK 73034



## CASEY MASSELEE, CCIM

Principal

[cmassegee@grantgroupok.com](mailto:cmassegee@grantgroupok.com)

Direct: **405.285.2100 x102** | Cell: **405.410.5406**

## PROFESSIONAL BACKGROUND

Casey Masegee is a principal and one of two managing partners of The Grant Group, a full service commercial real estate firm located in Edmond, Oklahoma. Casey specializes in the acquisition and disposition of income producing properties such as apartment buildings, self storage facilities, and net lease investments.

Casey brings an array of additional tools to the table through his in depth and real world experience in not only brokerage and financial analysis but also property management, rehabilitation/repositioning as well as new construction.

Prior to forming The Grant Group, Casey was a top performing investment advisor for another prominent commercial real estate firm in Oklahoma. In addition to holding his broker's license, Casey has also obtained his NASD securities and insurance licenses and has obtained the prestigious Certified Commercial Investment Member (CCIM) designation. Only 6% of the estimated 150,000 commercial real estate practitioners nationwide hold the CCIM designation, which reflects not only the caliber of the program but also why it is one of the most coveted and respected designations in the commercial real estate industry.

Casey is a graduate of the University of Oklahoma with a BA in Marketing. He is a member of the National Association of Realtors (NAR), Realtors Commercial Alliance (RCA), the Commercial Real Estate Council (CREC) and the Certified Commercial Investment Member network (CCIM).

**Grant Group**  
123 S. Broadway, Suite 100  
Edmond, OK 73034  
405.285.2100

FOR MORE INFORMATION, PLEASE CONTACT:

**Chris Anderson, CCIM** Principal | P: 405.285.2100 X103 | [canderson@grantgroupok.com](mailto:canderson@grantgroupok.com)

**Casey Masegee, CCIM** Principal | P: 405.285.2100 X102 | [cmassegee@grantgroupok.com](mailto:cmassegee@grantgroupok.com)

[grantgroupok.com](http://grantgroupok.com)