



# TRADITIONS OFFICE PARK

15100 Traditions Blvd - Suite 2, Edmond, OK 73013

**Brock Lytton**

President/Managing Broker (OK)

405.250.9596

[brock@moriahrealestate.com](mailto:brock@moriahrealestate.com)

PRICE: \$22.00 SF/YR

# TRADITIONS OFFICE PARK - FORMER MED SPA

15100 Traditions Blvd, Edmond, OK 73013



## Property Description

Second-generation med spa opportunity — turnkey, modern space with 5 exam rooms, private office, reception/waiting area, kitchenette and 2 restrooms. Clean, contemporary finishes throughout. Prime location in a sophisticated, highly visible office park — ideal for medical aesthetics, wellness or specialty clinical practice. Available for immediate occupancy. Tenant Pays Utilities and CAM.

## Property Highlights

- 5 Exam Rooms
- Lobby/Reception
- Kitchenette
- Rain Shower

## Offering Summary

Lease Rate:	\$22.00 SF/yr (MG)
Number of Units:	2
Available SF:	1,850 SF
Building Size:	3,021 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	202	823	3,180
Total Population	574	2,317	8,693
Average HH Income	\$169,076	\$164,857	\$147,564

## Brock Lytton

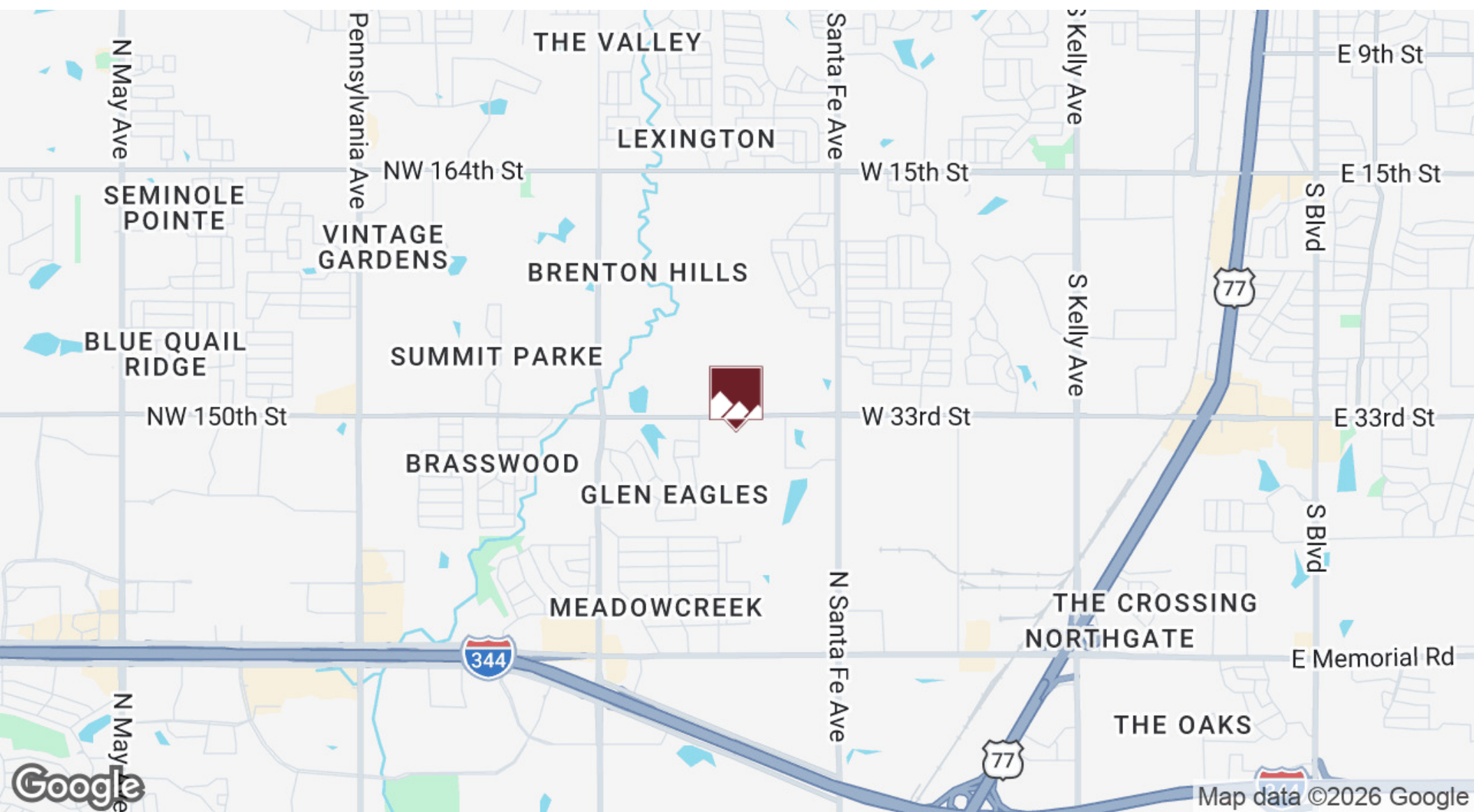
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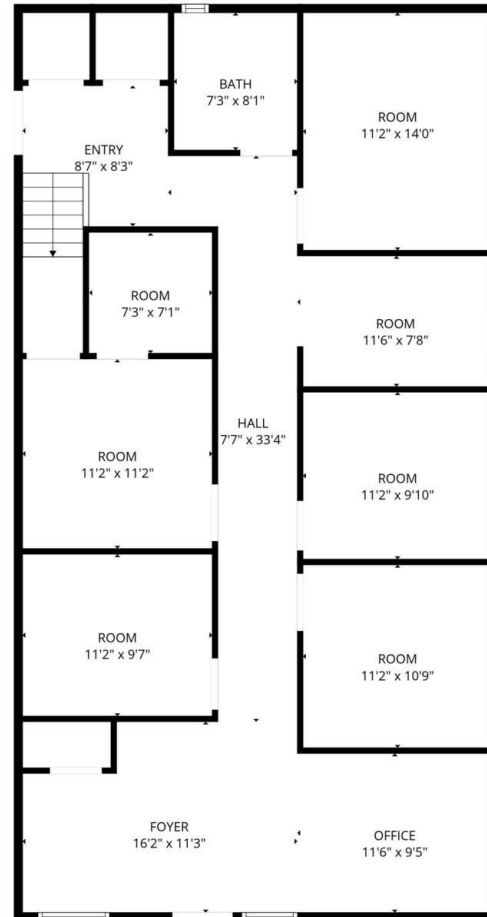
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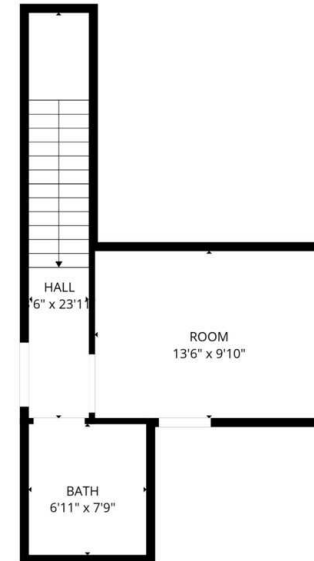
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1st floor



2nd floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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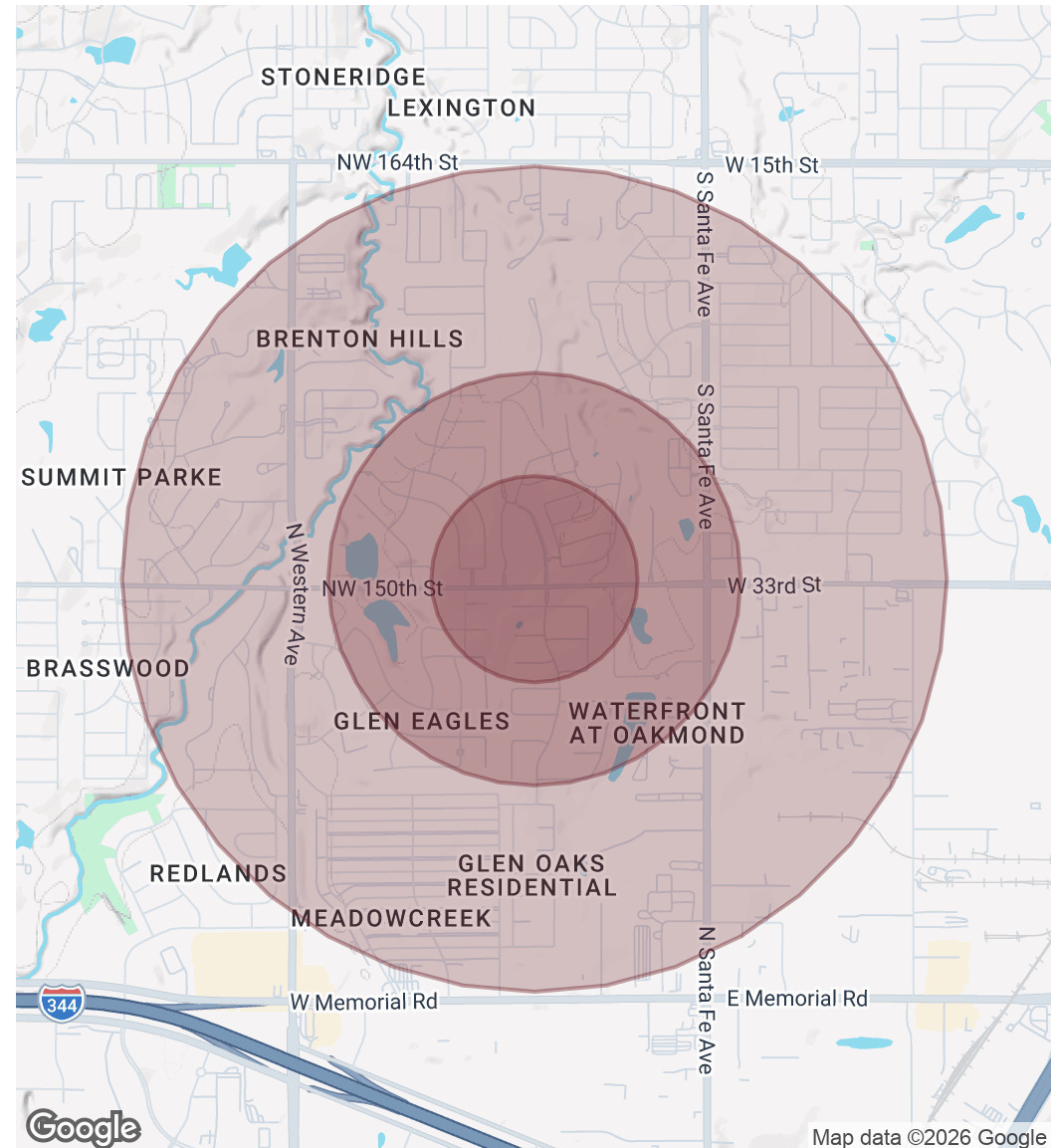
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	574	2,317	8,693
Average Age	41.0	40.7	37.5
Average Age (Male)	40.5	40.1	36.1
Average Age (Female)	46.2	45.9	43.1

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	202	823	3,180
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$169,076	\$164,857	\$147,564
Average House Value	\$410,189	\$397,499	\$327,968

2023 American Community Survey (ACS)



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