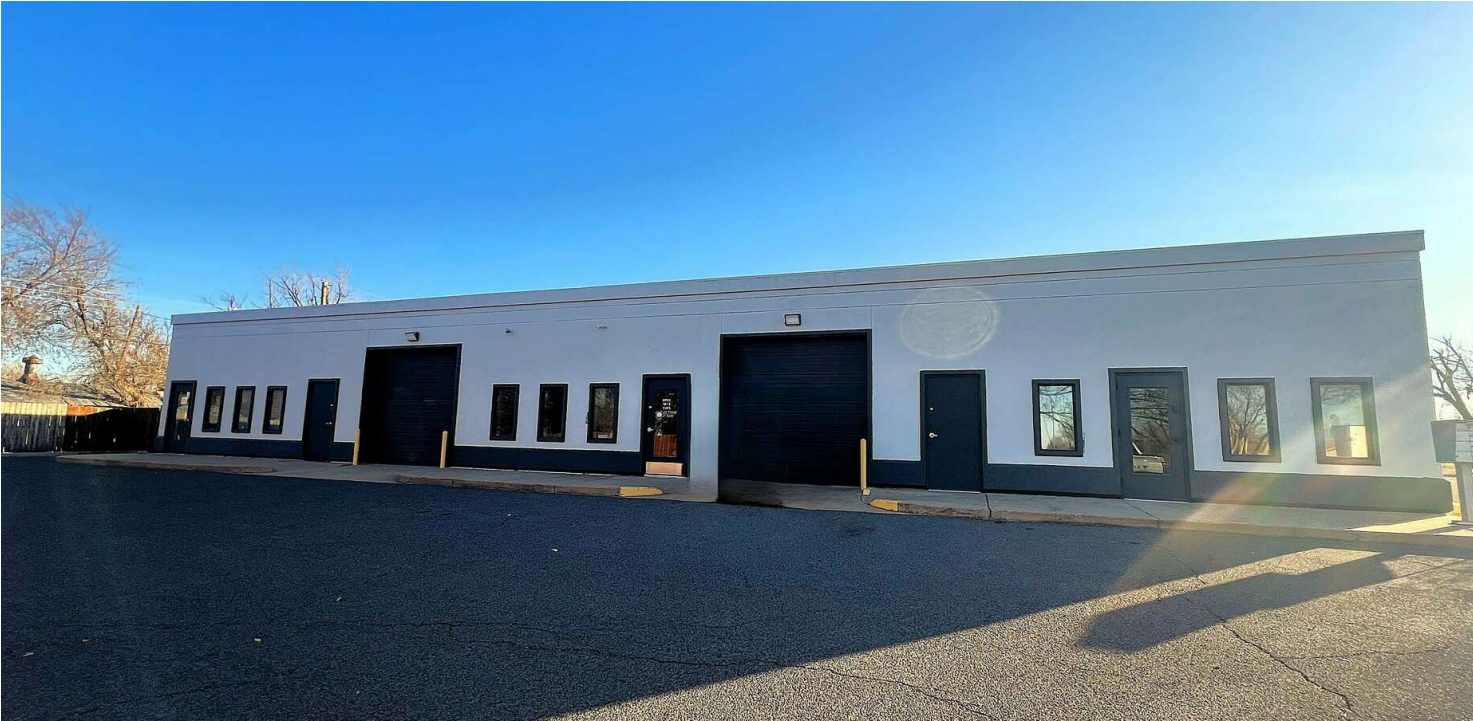


EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$12.00 - 18.00 SF/yr (MG)
Building Size:	9,800 SF
Available SF:	1,000 SF
Year Built:	1997

LOCATION OVERVIEW

This prime 9,800 sq. ft. office building is ideally located just off W Edmond Rd, near downtown Edmond, W 2nd St, and S Walnut Ave. Offering excellent visibility and easy access to key amenities, this versatile space is perfect for businesses seeking a central location. Benefit from high foot traffic and proximity to local businesses, restaurants, and transit options in this thriving commercial area. Ideal for growth and visibility in Edmond's bustling business hub.

Office only (No warehouse or overhead door available)

SPACES	LEASE RATE	SPACE SIZE
Suite A	\$18.00 SF/yr	1,000 SF
Suite C	\$12.00 SF/yr	1,000 SF

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## ADDITIONAL PHOTOS- SUITE A



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## ADDITIONAL PHOTOS- SUITE C

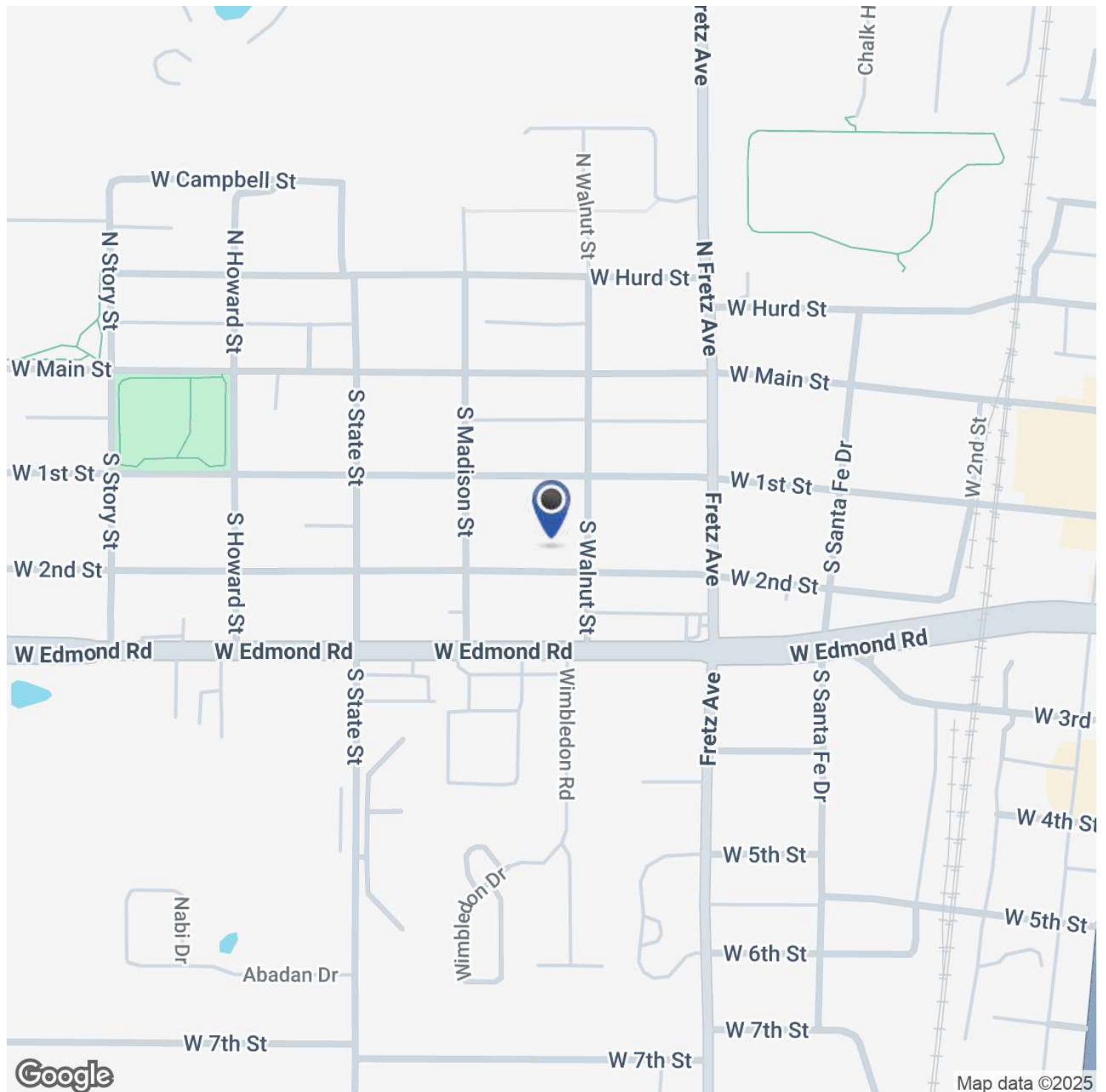


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## LOCATION MAP

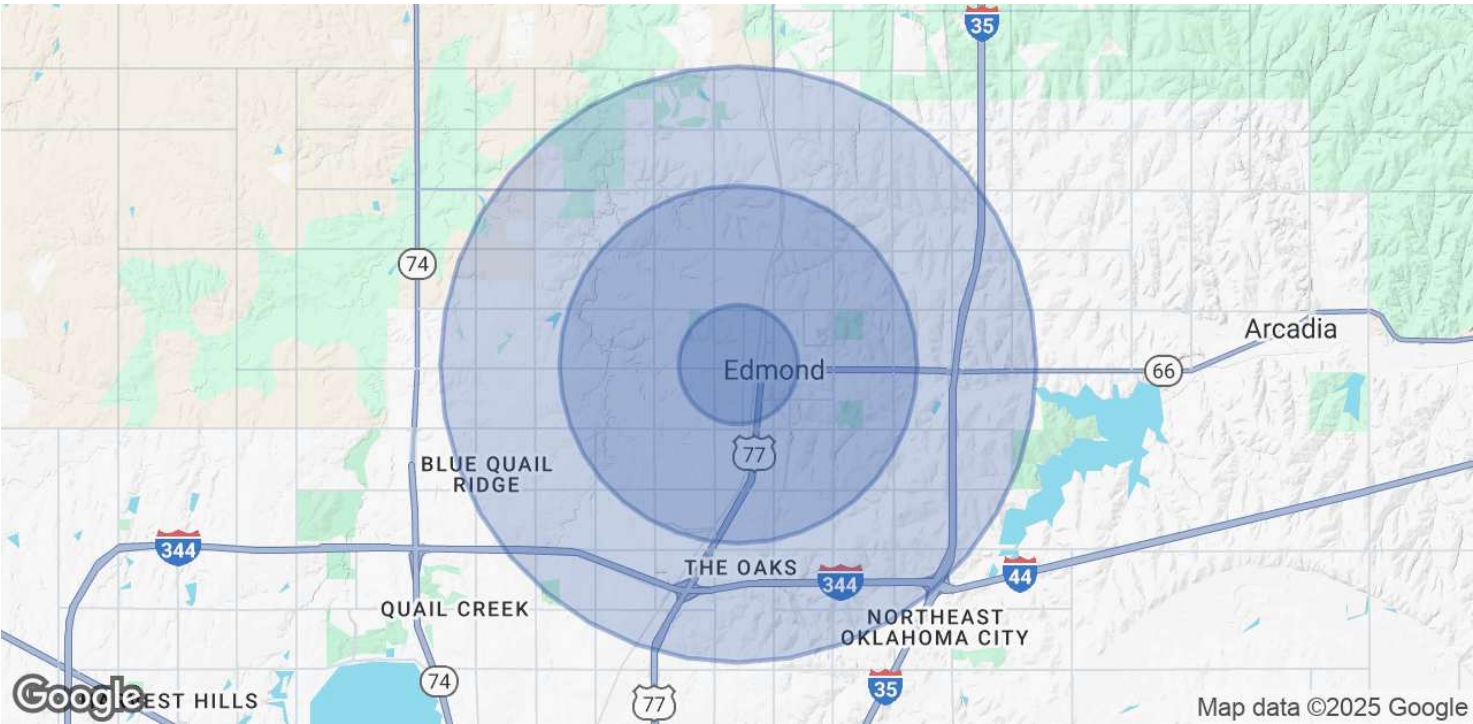


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,863	84,073	164,075
Average Age	36	38	38
Average Age (Male)	34	37	37
Average Age (Female)	38	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,101	33,225	63,125
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$75,109	\$114,696	\$129,954
Average House Value	\$210,811	\$312,400	\$359,109

Demographics data derived from AlphaMap