

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$17 SF/yr (MG)
Building Size:	10,917 SF
Available SF:	916 SF
Lot Size:	43,560 SF
Year Built:	1995
Zoning:	D3 - Office Commercial
Market:	Oklahoma City Metro
Submarket:	Edmond

PROPERTY OVERVIEW

This property is located in the heart of Edmond with easy access to many great retailers and restaurants.

PROPERTY HIGHLIGHTS

- Three private offices with exterior windows providing natural light
- Private restroom and kitchenette
- Cleaning service included
- Storage room
- Landlord is open to providing tenant improvements for qualified tenants based on lease terms

SPACES

LEASE RATE

SPACE SIZE

Suite 4	\$17.00 SF/yr	916 SF
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TYLER HUXLEY

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JOHNNY STRADAL

1320 E. 9TH (LEE'S CROSSING)
1320 EAST 9TH STREET (LEE'S CROSSING) | EDMOND, OK 73034



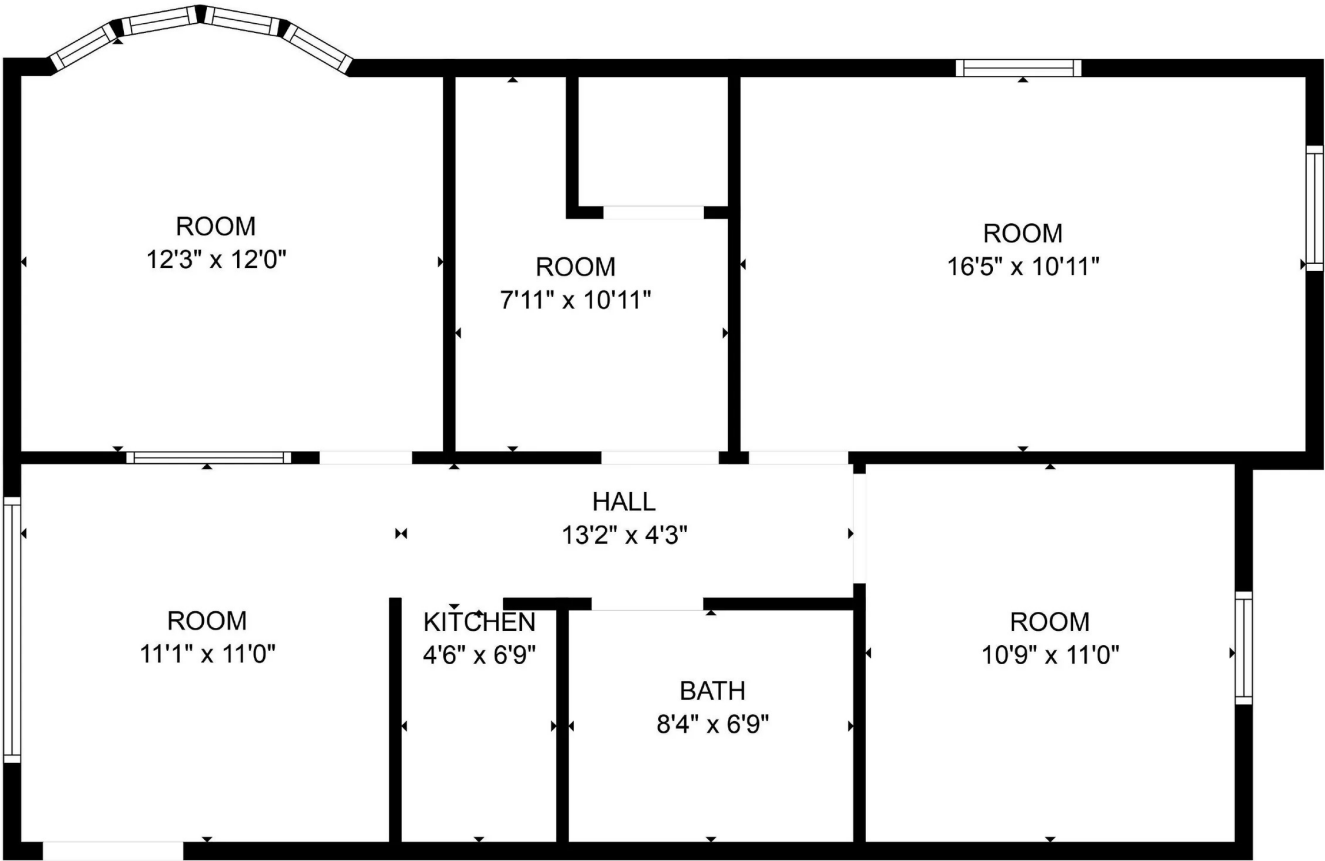
ADDITIONAL PHOTOS



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SUITE 4 FLOOR PLAN

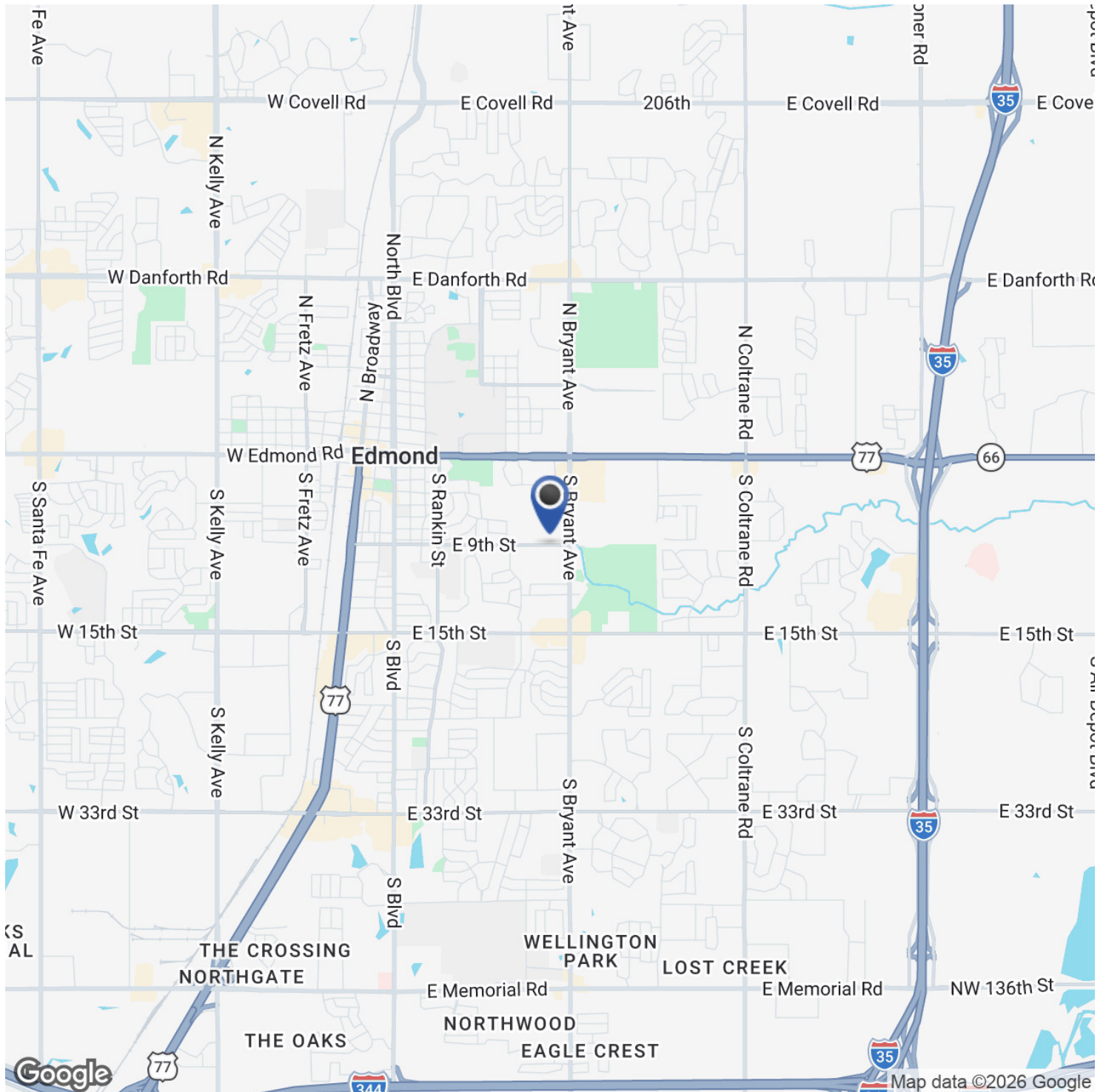


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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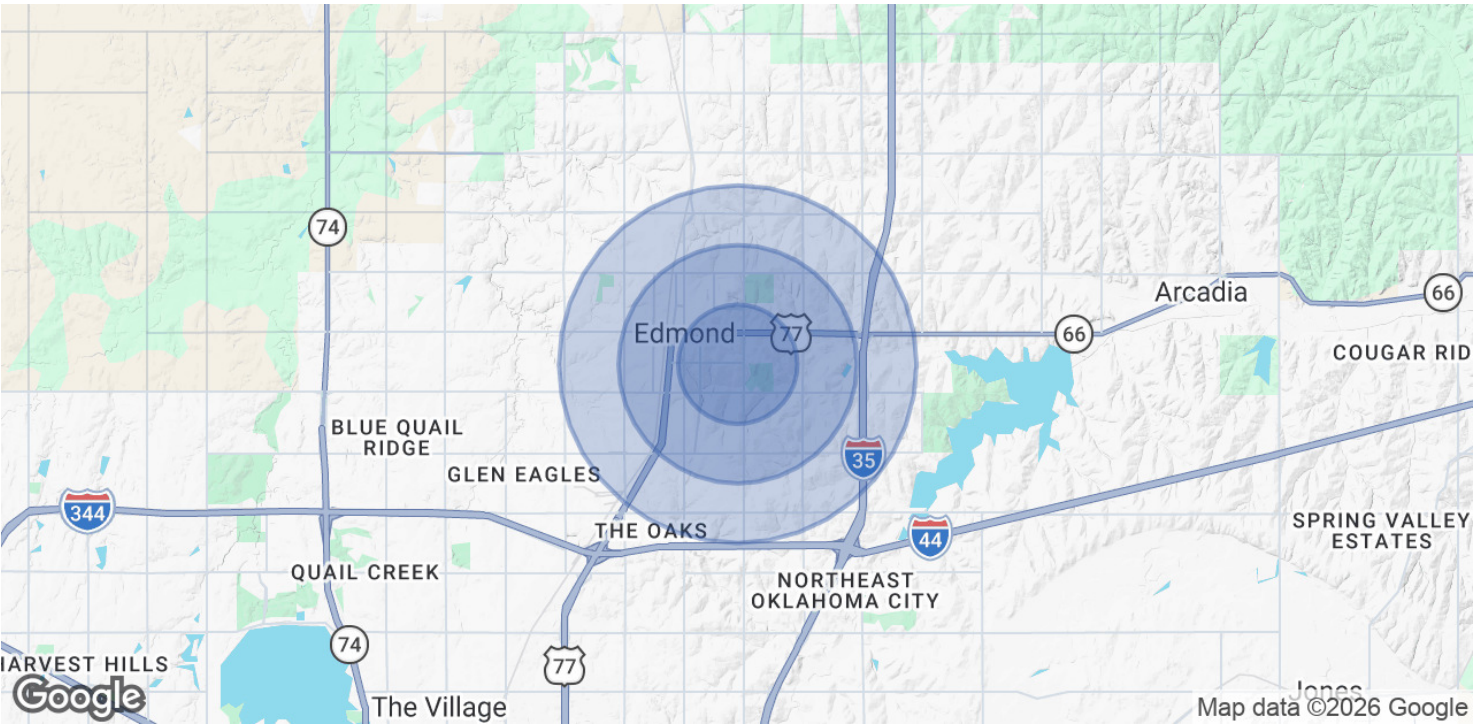
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	11,013	37,955	72,267
Average Age	35	38	39
Average Age (Male)	34	36	37
Average Age (Female)	36	39	40

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,721	15,650	29,014
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$97,179	\$108,248	\$115,938
Average House Value	\$304,663	\$307,338	\$325,359

2020 American Community Survey (ACS)

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