



Broken Arrow Office For Sub Lease

MCP MCGRAW
COMMERCIAL
PROPERTIES

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2201 N Maple Avenue,
Broken Arrow, OK 74012

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Property Summary



PROPERTY DESCRIPTION

This is a well-maintained property that is ready to move in. It was constructed in 2015 and comprises of a modern office along with a flexible warehouse component. The high ceilings and open floor plan make the space more inviting. This property is highly recommended and perfect for a growing company looking for the best space available.

PROPERTY HIGHLIGHTS

- Class A Office
- Open Floor Plan through the Office
- Very Clean Flex Warehouse
- Ample Parking
- Minutes away from the heart of Broken Arrow
- Jack and Jill Executive Suites with private entrance and amenities

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	18,940 SF
Lot Size:	1.76 Acres
Building Size:	18,940 SF

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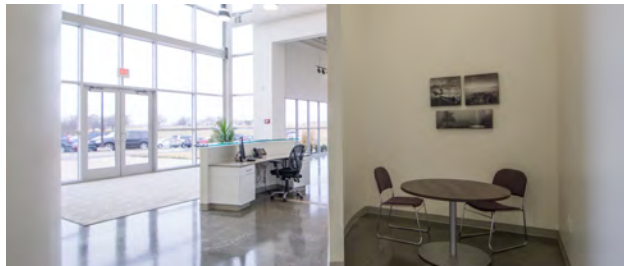
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Additional Photos



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Location Map



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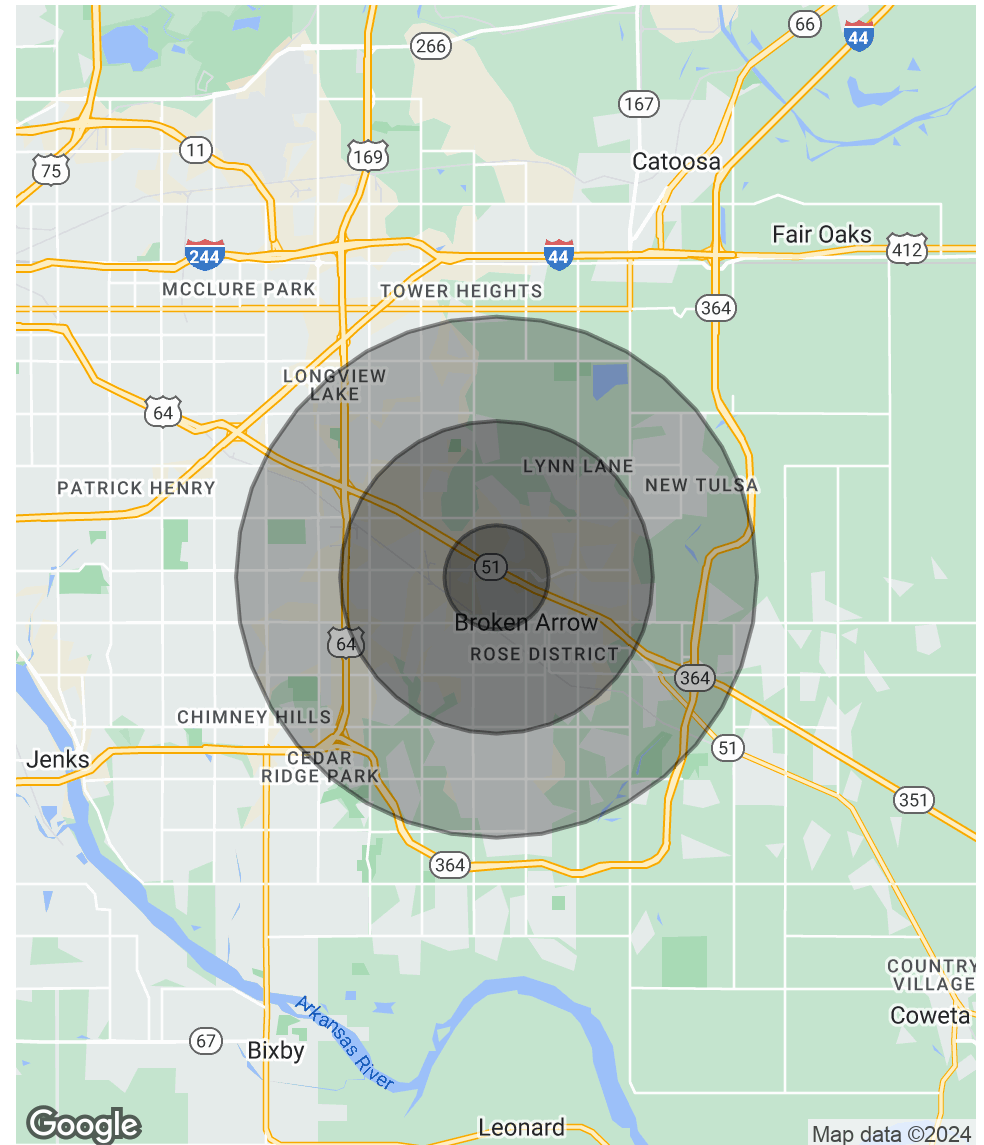
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,632	74,450	205,777
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,727	28,378	79,470
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$87,446	\$101,610	\$89,934
Average House Value	\$272,930	\$254,452	\$230,537

Demographics data derived from AlphaMap



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