

New Office - For Sale & Lease



OFFERING SUMMARY

Sale Price:	\$1,495,000
Building Size:	5,472 SF
Price / SF:	\$273.21
Year Built:	2023

PROPERTY OVERVIEW

Investment or Owner User opportunity. For Sale & Lease. New Construction, Professional Offices. Each Suite Features Private Entrance with High End Finishes Throughout, Close Proximity to I-35. Employee parking in back and client parking in front.

The perfect opportunity to give your business a brand new, warm, and comfortable place to be. Suite A has 2,736 SF available with the option to expand into more if needed. Your team + clients + guests will be happy and productive. This office and office park are well designed to accommodate today's business needs. Office has a welcoming lobby, open break-room, large conference room, plenty of storage, spacious private offices, and a nice open area for that open office concept in the heart of Edmond.

PROPERTY HIGHLIGHTS

SPACES	LEASE RATE	SPACE SIZE
Suite A	\$24.00 SF/yr	2,736 - 5,472 SF

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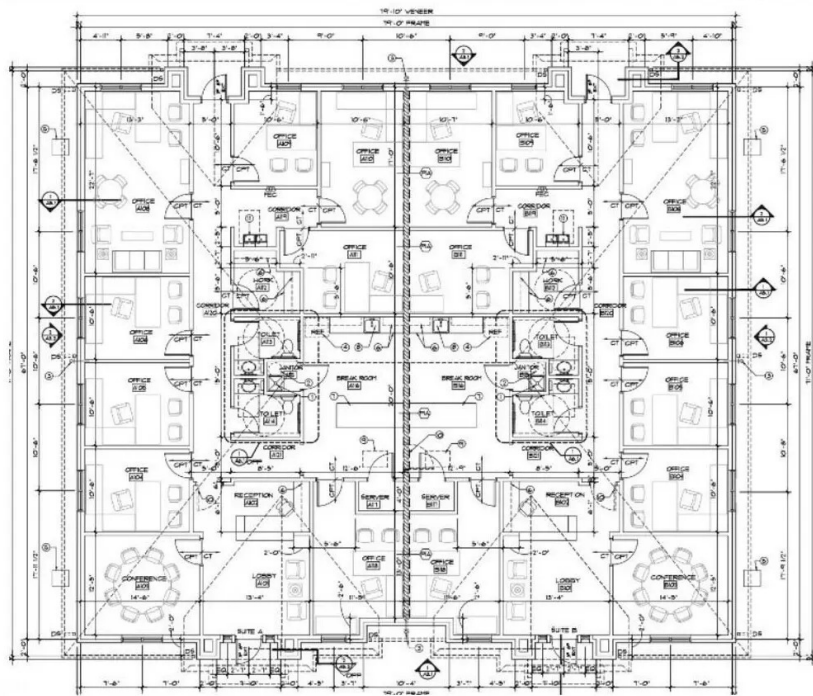
Interior Photos



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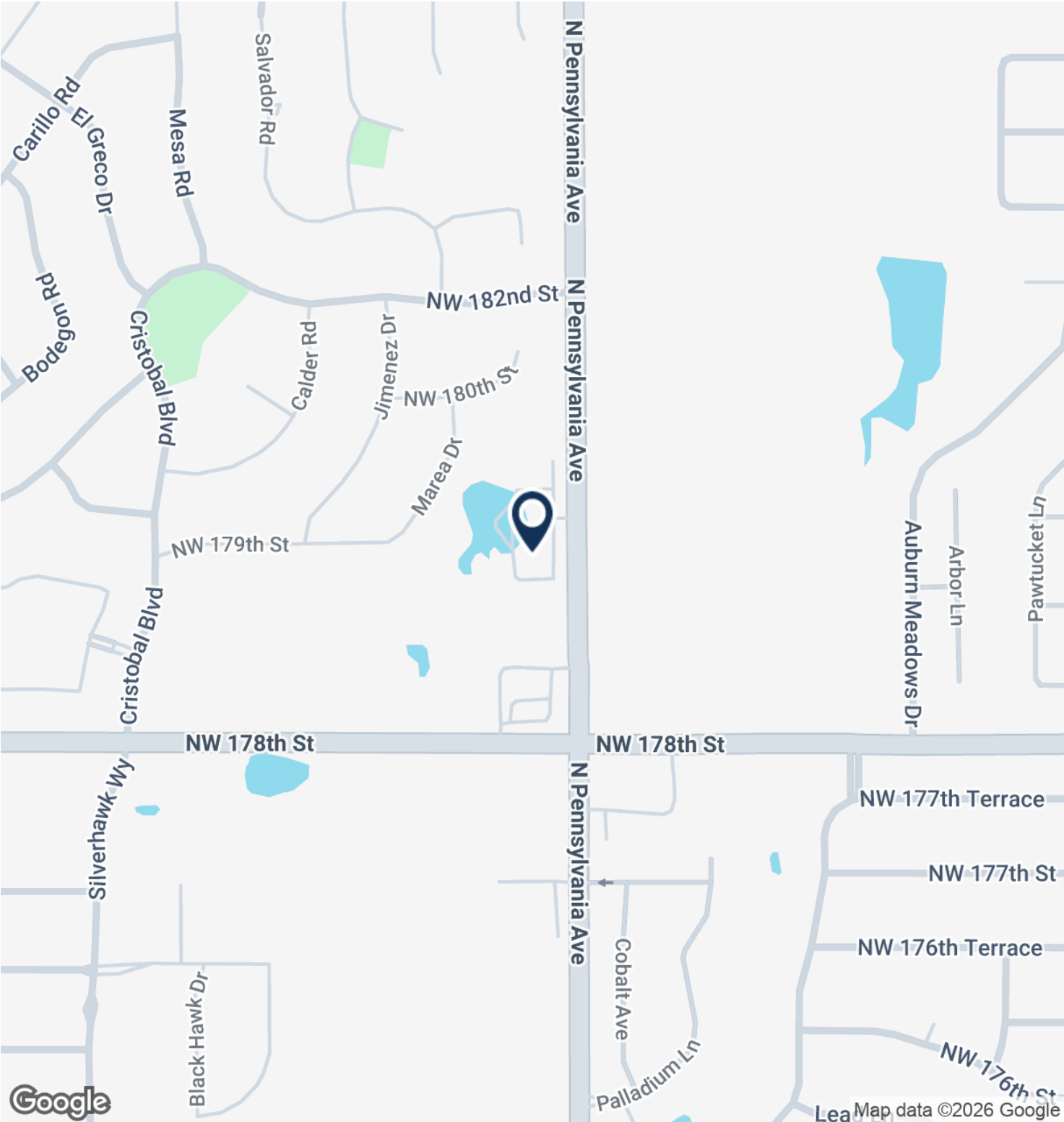
Floor Plan + Private Entrance

FLOOR PLAN



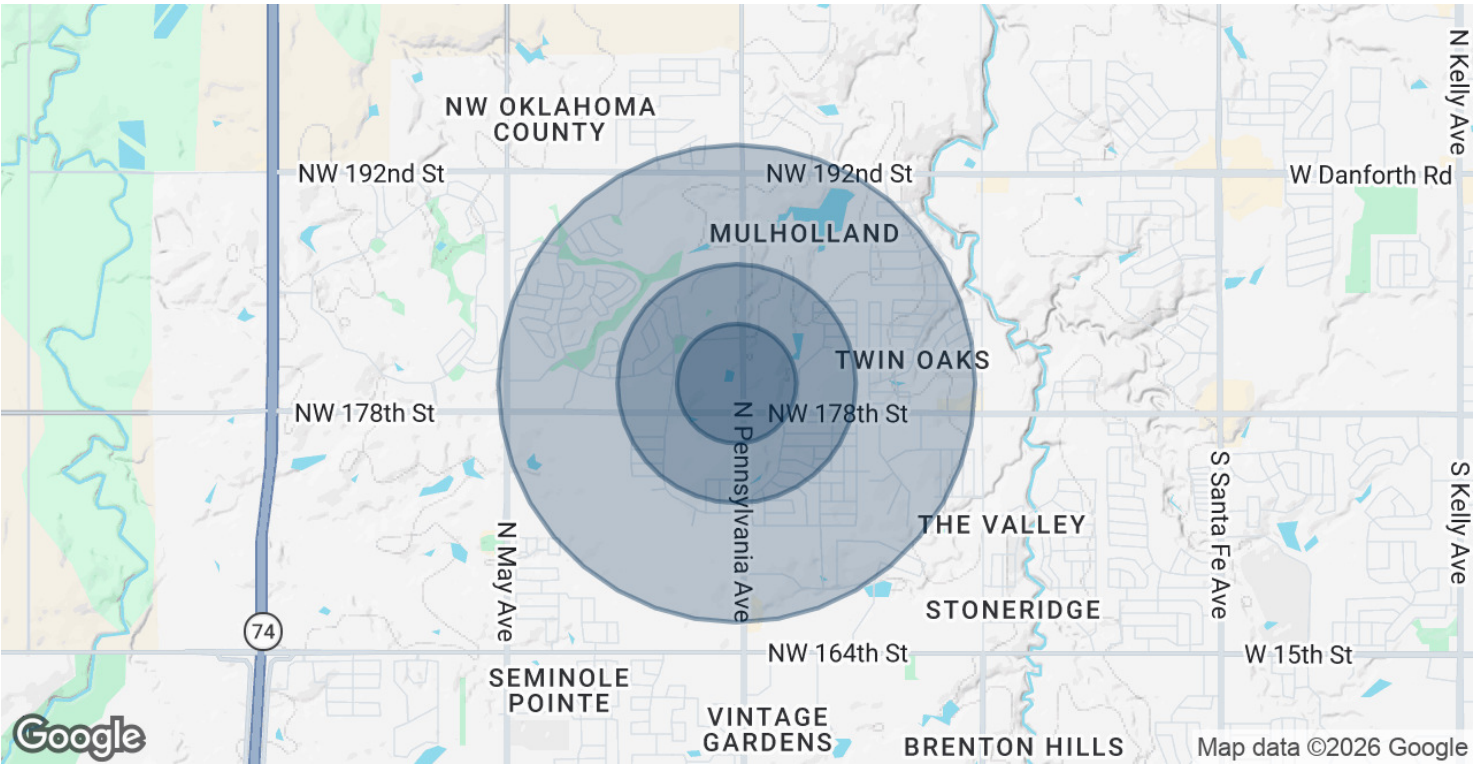
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Location Map



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Demographics Map & Report



POPULATION	1.0 MILES	2.0 MILES	5 MILE
Total Population	883	3,961	14,496
Average Age	31.9	33.1	34.8
Average Age (Male)	31.4	34.1	35.3
Average Age (Female)	34.0	34.0	35.4

HOUSEHOLDS & INCOME	1.0 MILES	2.0 MILES	5 MILE
Total Households	327	1,397	5,124
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$156,240	\$141,896	\$145,070
Average House Value	\$333,085	\$314,164	\$320,935

2023 American Community Survey (ACS)

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