



## Office Suite For Lease Available Now

Prime 4,751 SF office space available on S Western Ave in South Oklahoma City. Ideal for creative offices or engineering/architectural firms, it features an open-concept layout perfect for cubicles, a large conference room, breakroom, mechanical/IT room, sizable offices, reception area, and extensive storage. Located in a high-traffic area, this space offers excellent visibility and accessibility. Secure this versatile space and elevate your business to new heights.

## ABOUT OUR PROPERTY

4,751 SF open concept office space with ample amount of parking. Located on S Western Ave with 20,030 VPD. Office features monument signage along Western Ave

- Rental Rate \$22/psf NNN
- Office Size 4,751 SF
- Lease Term Negotiable

## Property Features

4,751 SF office space

Monument Signage

Quality Construction

Open-concept layout

Ample amount of Parking

Prime Location

**Call Us for More Info:**  
405-691-9767

Buchanan Realty Group  
11801 S Western Ave STE A,  
Oklahoma City, OK 73170

Steve Buchanan, CCIM  
Email: [steve@buchananrealty.net](mailto:steve@buchananrealty.net)  
[www.buchananrealty.net](http://www.buchananrealty.net)

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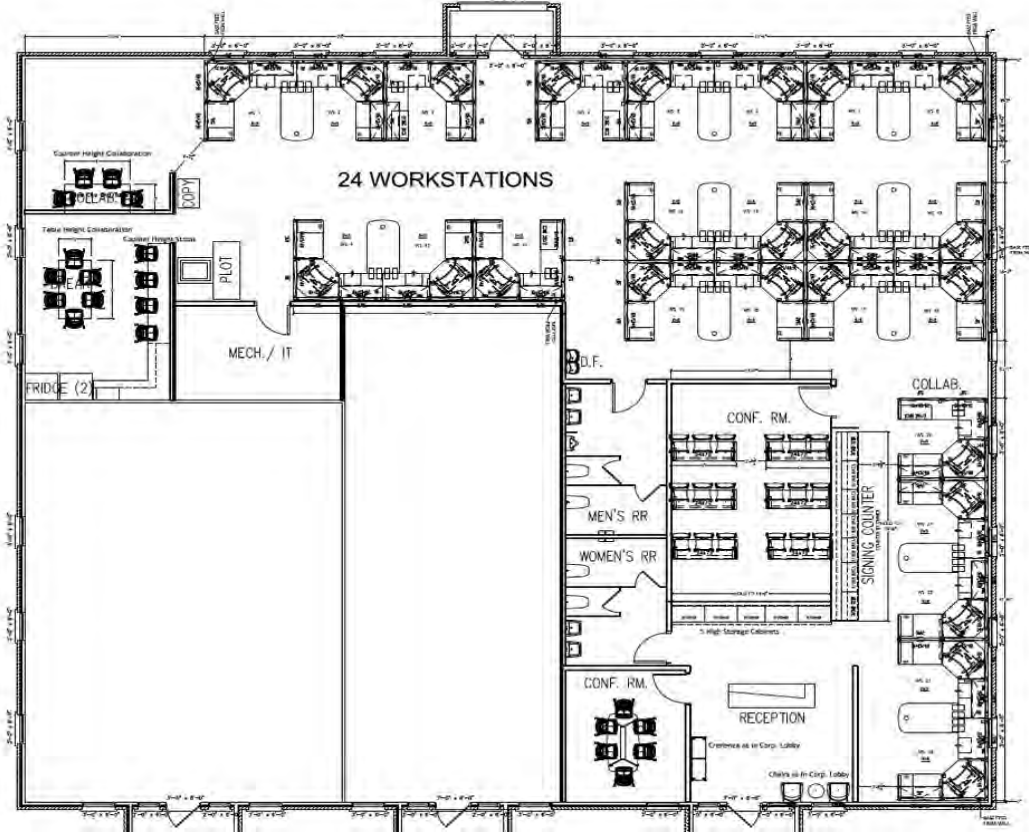
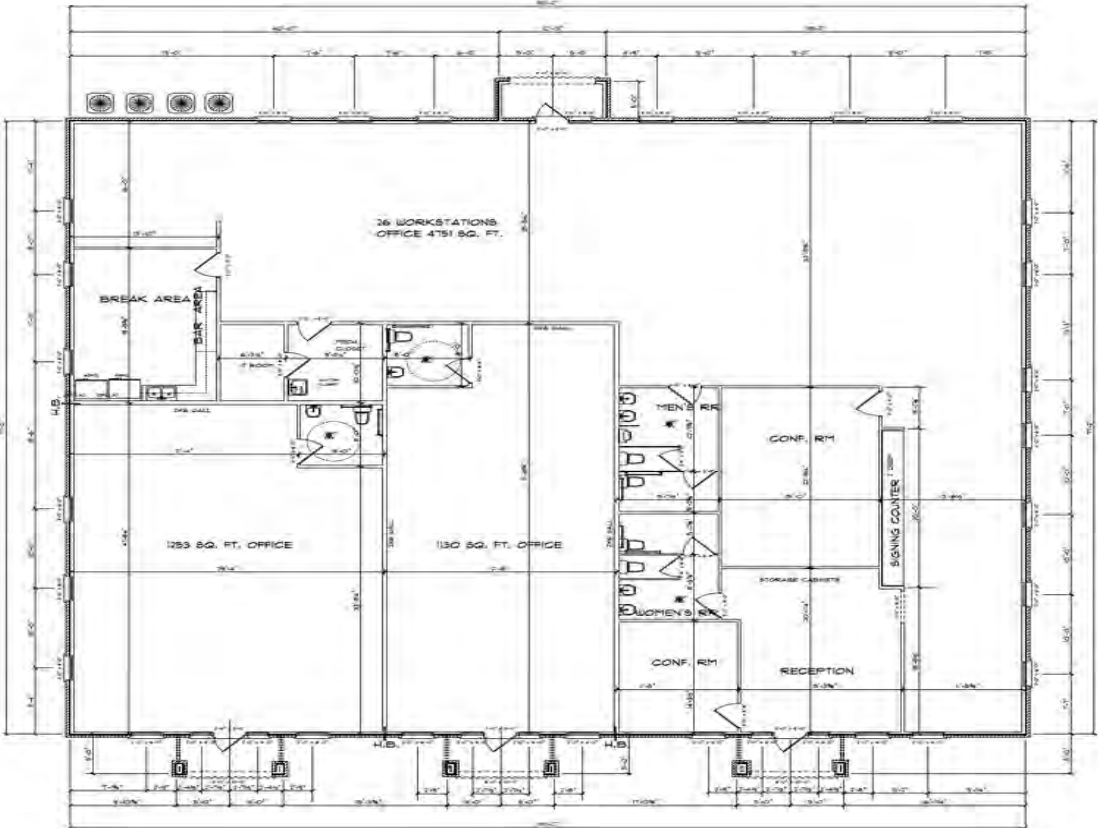


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## DEMOGRAPHICS MAP & REPORT

### DEMOGRAPHIC SUMMARY

11921 S Western Ave, Oklahoma City, Oklahoma, 73171

Rings: 1, 3, 5 mile radii

#### KEY FACTS

98,750

Population



38,904

Households

37.8

Median Age

\$51,501

Median Disposable Income

### INCOME



\$66,039

Median Household Income



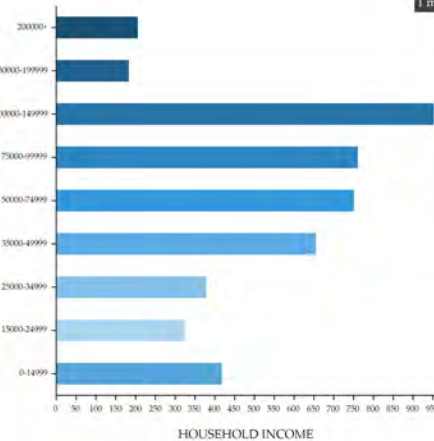
\$37,209

Per Capita Income



\$132,995

Median Net Worth



Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$37,209	\$31,951	\$28,678
2022 Median Household Income	\$66,039	\$61,505	\$57,688
2022 Average Household Income	\$85,388	\$80,892	\$76,221
2027 Per Capita Income	\$41,737	\$36,030	\$32,348
2027 Median Household Income	\$75,392	\$67,426	\$63,661
2027 Average Household Income	\$94,719	\$90,461	\$85,413

Street name	Most Recent Traffic Count	Nearest Cross Street	Year of Most Recent Count	Direction	Distance (mi)
S Western Ave	20,030	Jeary Dr	2,016	SE	0.0
	17,200	SW 112th St	2,021	S	0.2
SW 104th St	18,208	S Douglas Ave	2,016	NW	0.4
SW 104th St	17,000	S Trafalgar Dr	2,017	NE	0.4
Southwest 104th Street	14,500	S Trafalgar Dr	2,021	NE	0.4
Southwest 104th Street	14,800		2,019	NE	0.4

Closest 6 locations

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REALTY GROUP

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