

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (NNN)
Building Size:	9,600 SF
Available SF:	3,010 SF
Lot Size:	43,445 SF
Year Built:	2023

PROPERTY OVERVIEW

Indulge in a prime leasing opportunity at 13700 S Western Ave, Oklahoma City. This property is currently in shell condition, giving endless opportunities for your specific design.. Perfect for healthcare professionals, and businesses seeking a beautiful newly built office in a convenient location.

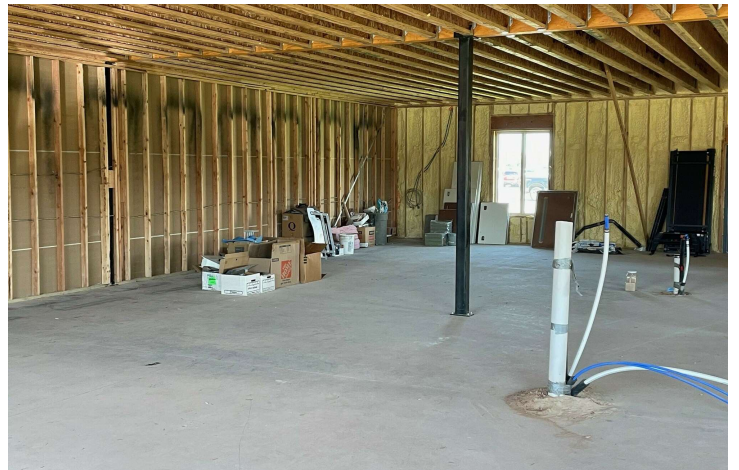
PROPERTY HIGHLIGHTS

- New high end construction
- Great visibility in rapidly growing area
- Perfect for healthcare or professional
- Ample Parking

13700 S WESTERN AVE
13700 S WESTERN AVE | OKLAHOMA CITY, OK 73170



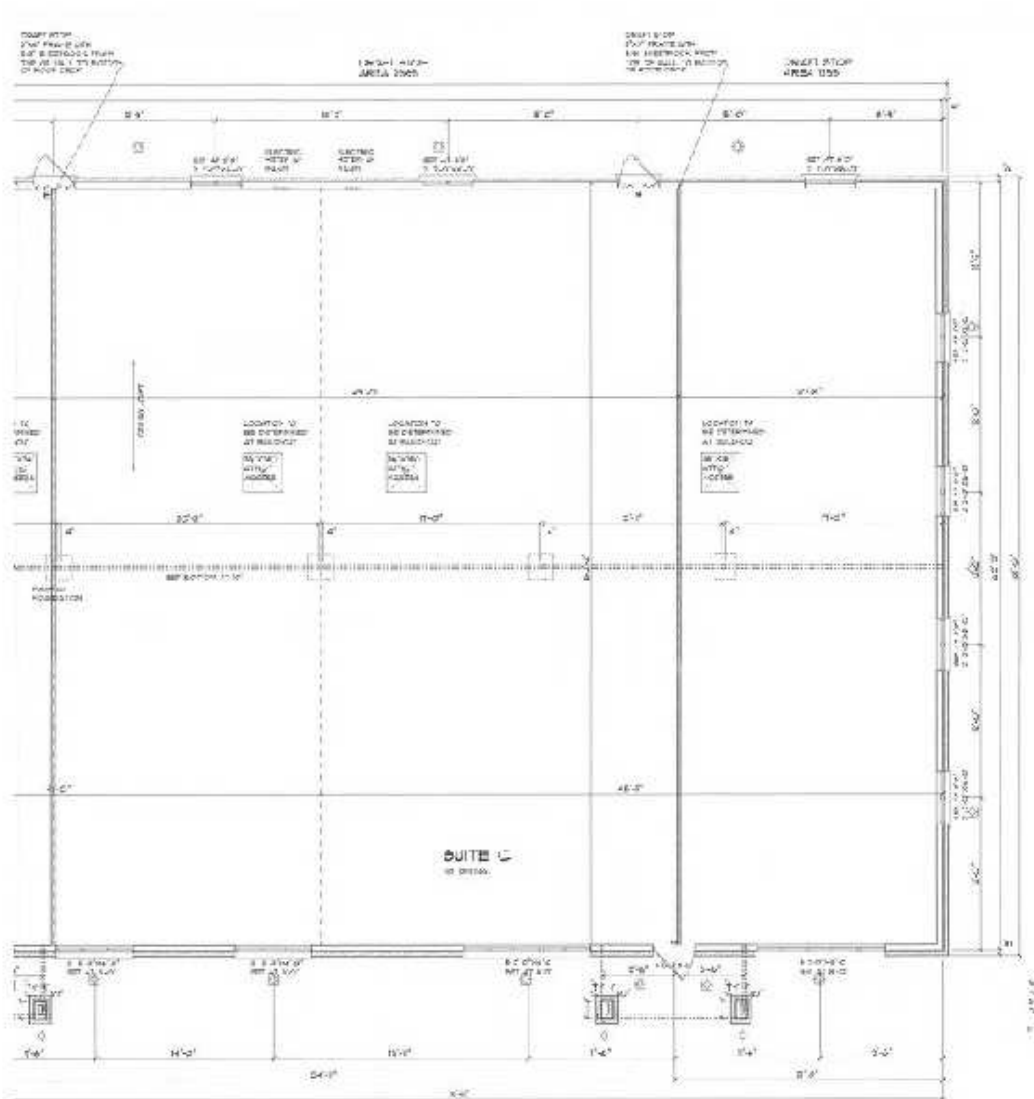
ADDITIONAL PHOTOS



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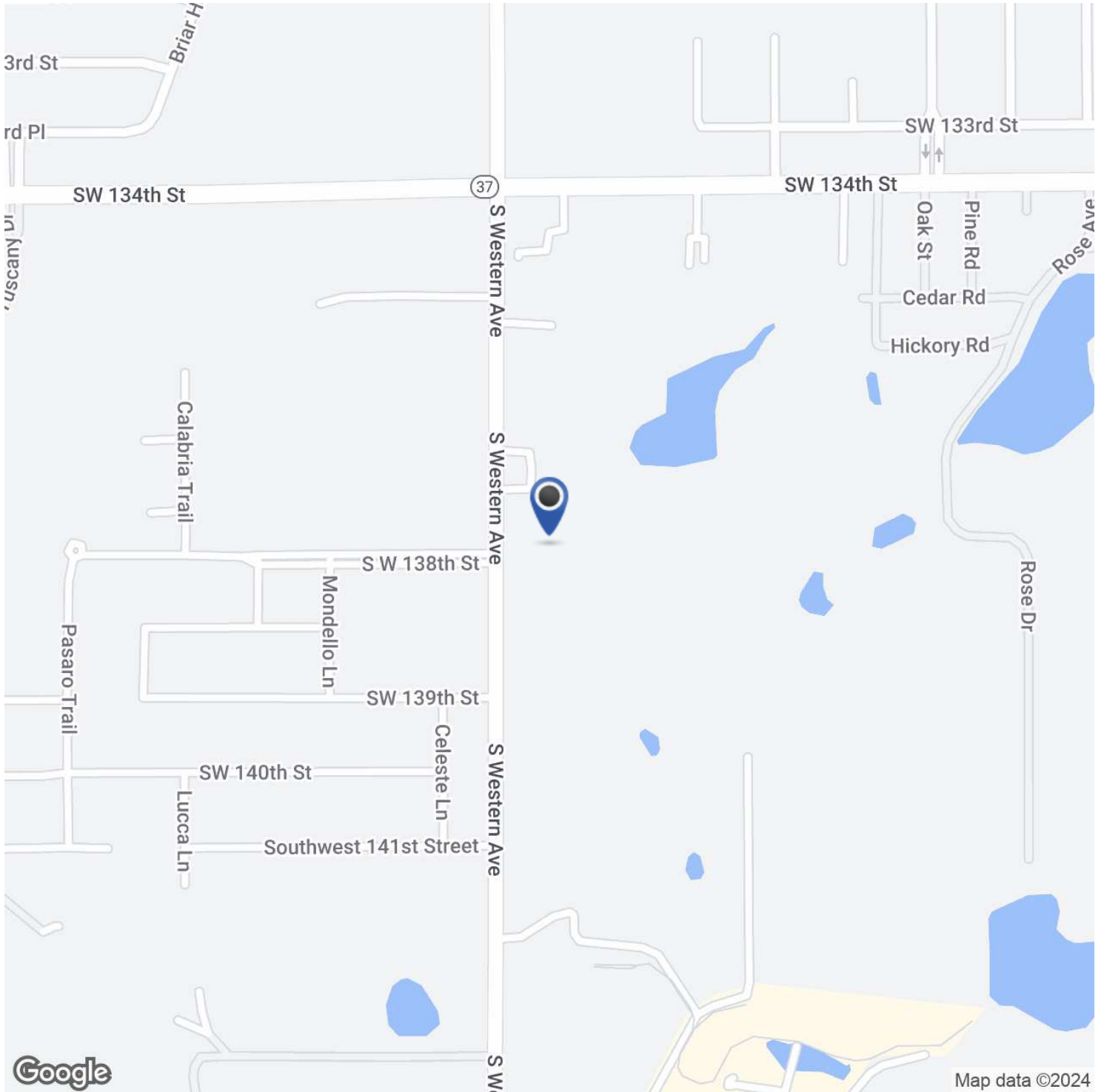
FLOOR PLANS



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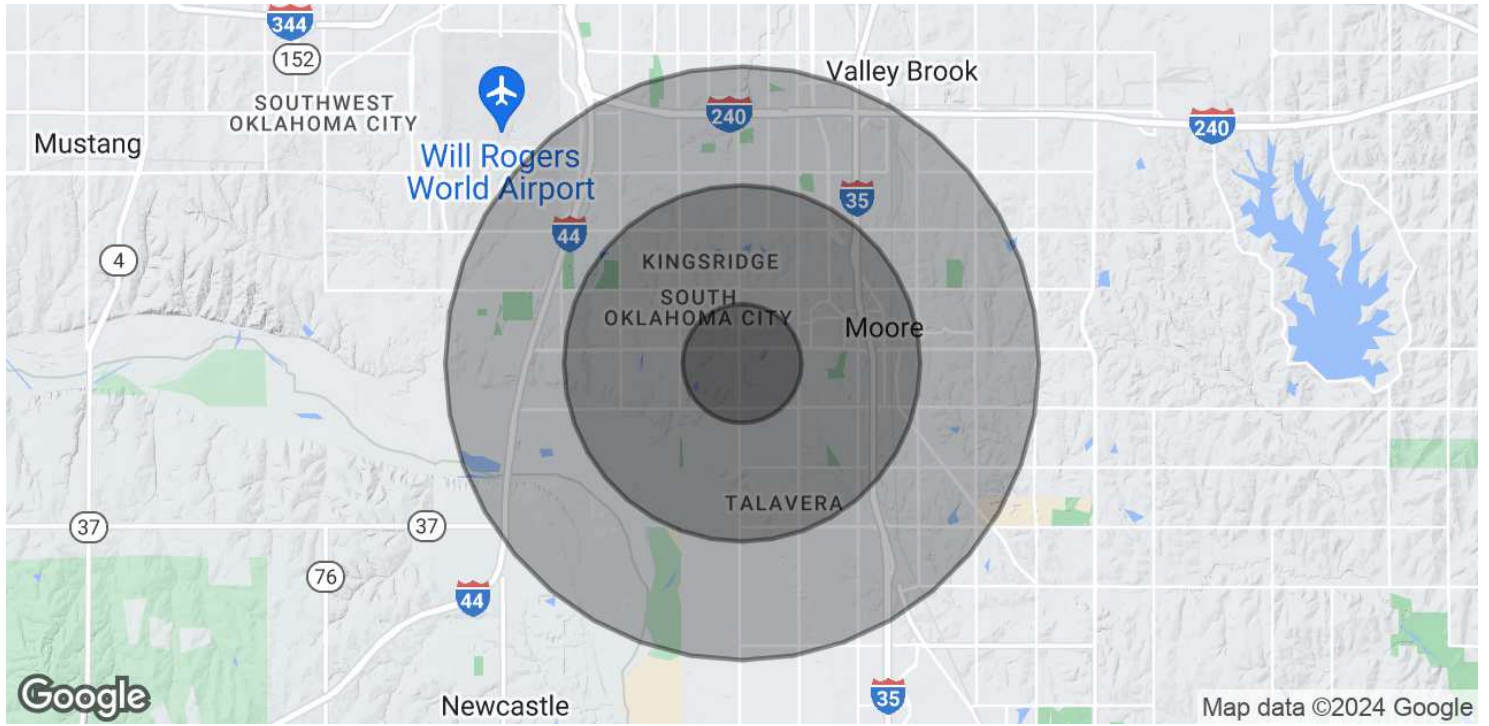
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,909	81,080	149,444
Average Age	40	39	38
Average Age (Male)	39	38	37
Average Age (Female)	41	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,831	31,390	57,467
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$88,952	\$91,478	\$89,920
Average House Value	\$245,859	\$251,836	\$242,728

Demographics data derived from AlphaMap

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