

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Building Size:	12,600 SF
Available SF:	935 SF
Year Built:	2001
Market:	Edmond

PROPERTY OVERVIEW

This office suite includes three well-sized offices, a reception area, a sitting area, a kitchenette, a bathroom, and a copier/file room.

The property features a courtyard, ample parking, and a functional layout in a quiet, convenient location.

PROPERTY HIGHLIGHTS

- Ample parking for guests and staff
- Exterior signage available on 9th Street
- Cleaning services included

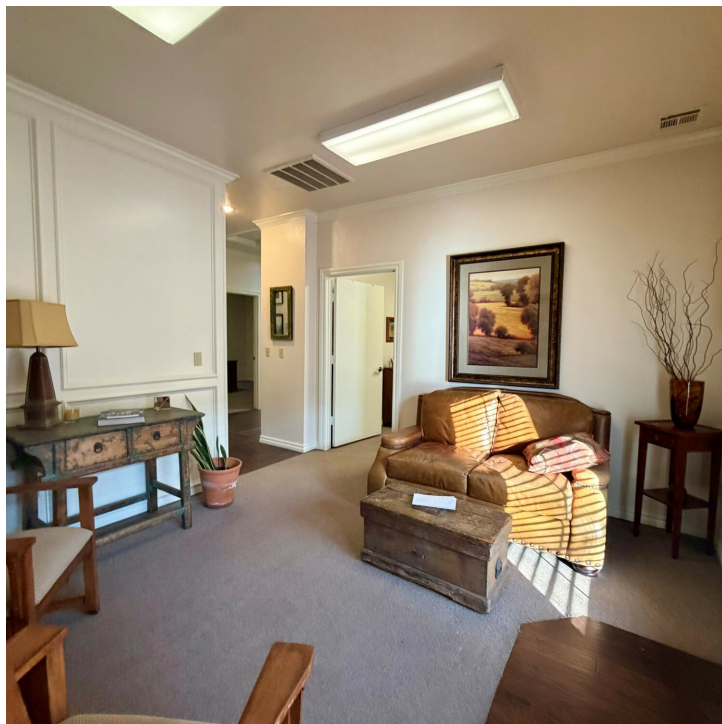
SPACES	LEASE RATE	SPACE SIZE
Suite 3	\$18.00 SF/yr	935 SF

TYLER HUXLEY  
405.973.8435  
tyler@creekcre.com

JOHNNY STRADAL  
405.990.0569  
johnny@creekcre.com



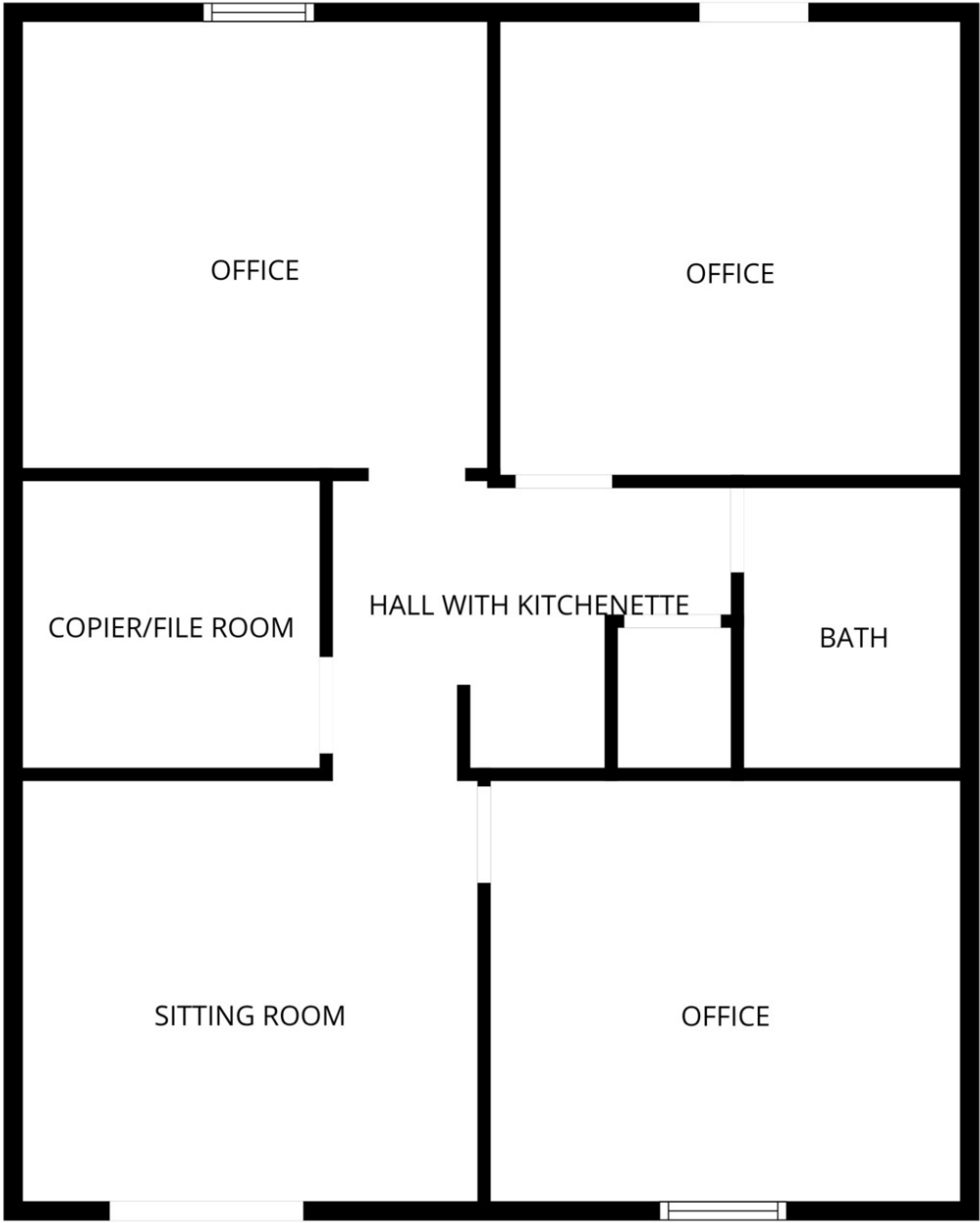
## ADDITIONAL PHOTOS



**TYLER HUXLEY**  
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FLOOR PLAN

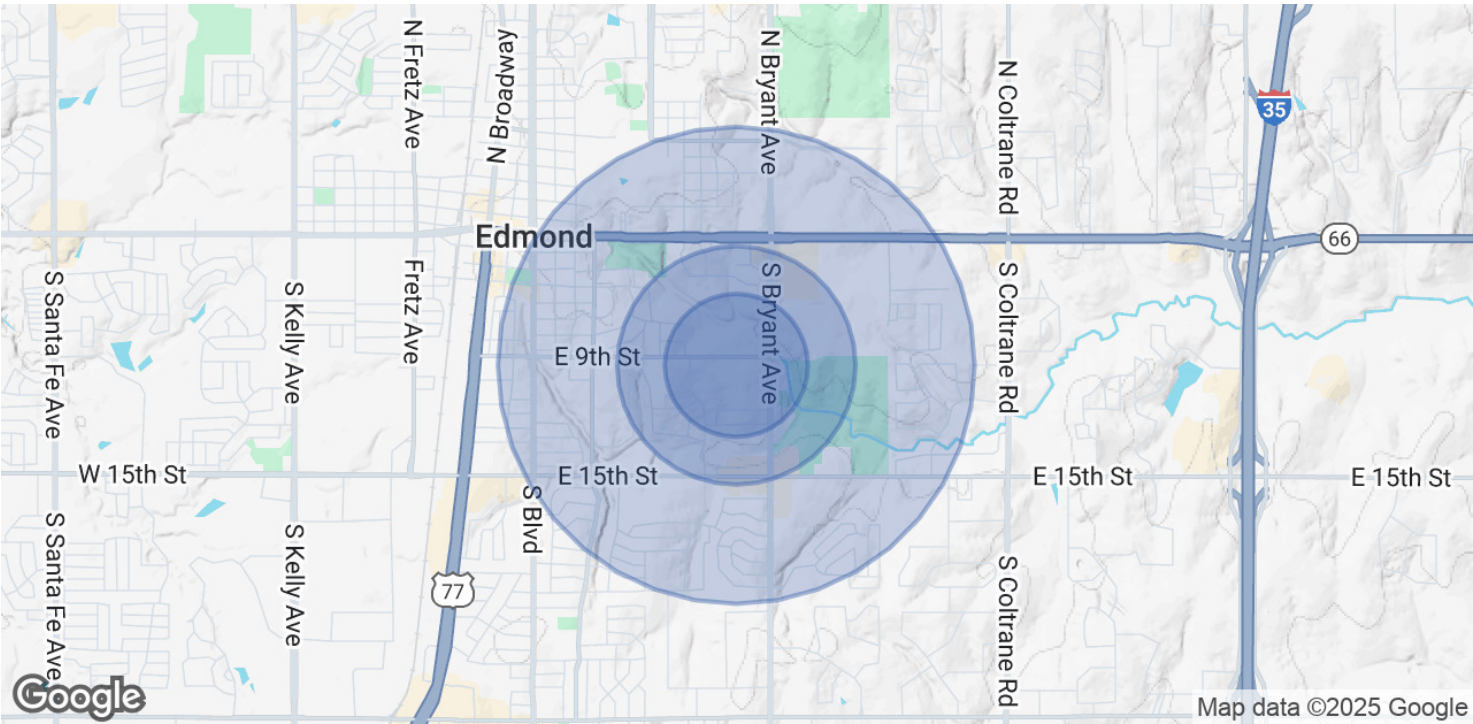


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	792	1,943	11,196
Average Age	36	36	35
Average Age (Male)	35	35	34
Average Age (Female)	38	37	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	327	799	4,798
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$94,666	\$96,972	\$96,722
Average House Value	\$305,739	\$307,998	\$303,656

Demographics data derived from AlphaMap