

EXECUTIVE SUMMARY



OFFERING SUMMARY

Gross Leaseable SF	22,388
Year Built:	2022-2023
Price:	\$5,932,820
Price/sf:	\$260/sf

PROPERTY OVERVIEW

Conveniently located at 178th and N Pennsylvania, this office park offers the perfect location for businesses needing quick access to the metro.

17933 N Pennsylvania

Total SF	5,422
Year Built:	2022
Price:	\$1,409,720
Price/sf:	\$260/sf

17935 N Pennsylvania

Total SF	5,772
Year Built:	2022
Price:	\$1,500,720
Price/sf:	\$260/sf

17937 N Pennsylvania

Total SF	5,772
Year Built:	2022
Price:	\$1,500,720
Price/sf:	\$260/sf

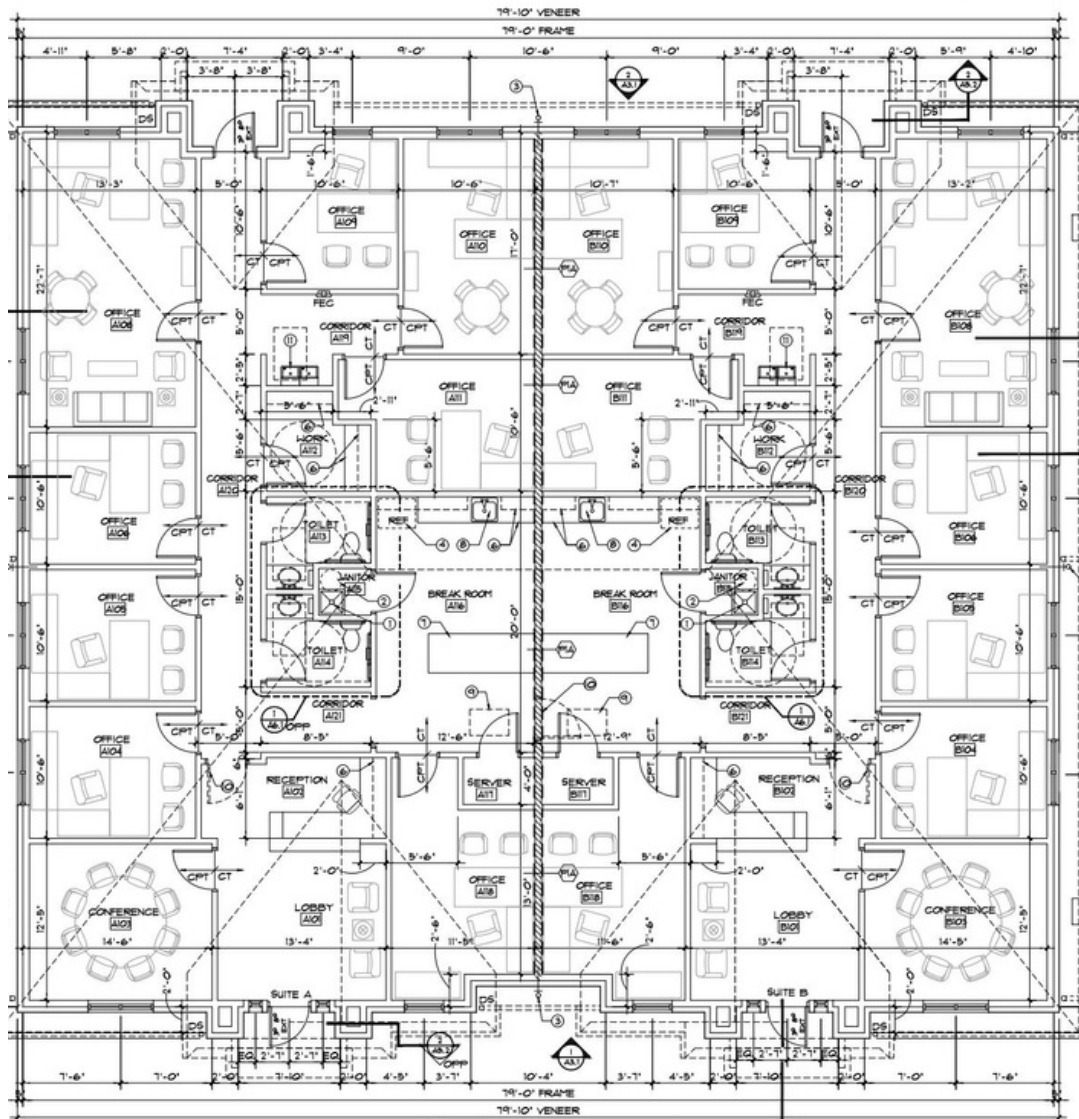
17939 N Pennsylvania

Total SF	5,422
Year Built:	2023
Price:	\$1,409,720
Price/sf:	\$260/sf

ISAAC CHRISTIAN
 405-314-8230
 ichristian@roi-re.com

ALLISON REEVES
 405-596-4246
 allison@roi-re.com

FLOOR PLANS-17933 N PENNSYLVANIA



17933 N PENNSYLVANIA - RENT ROLL

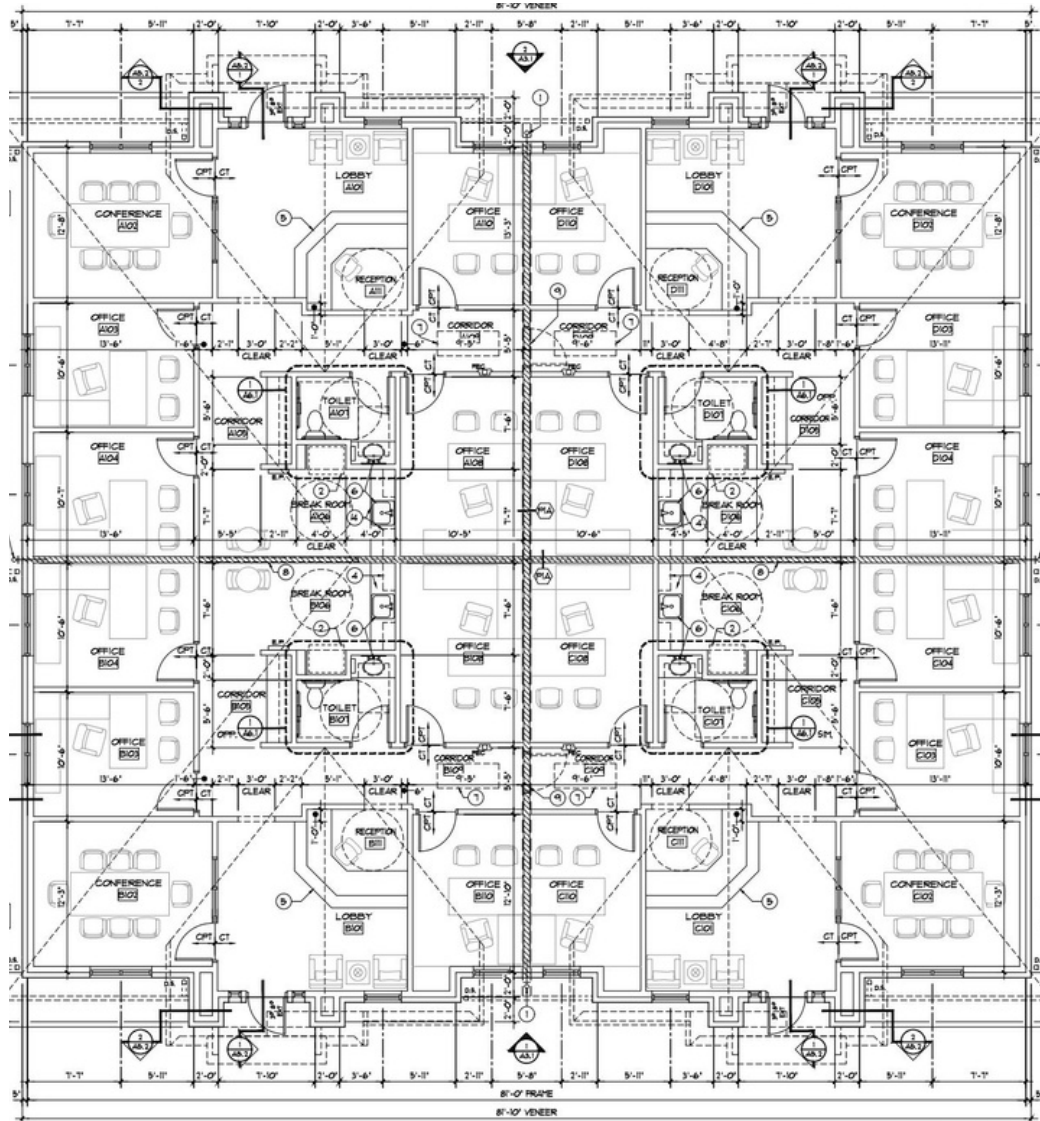
Suite 101- Leased currently: \$22/sf+ NNN

Suite 201- MOVE IN READY

ISAAC CHRISTIAN
 405-314-8230
 ichristian@roi-re.com

ALLISON REEVES
 405-596-4246
 allison@roi-re.com

FLOOR PLANS-17935 N PENNSYLVANIA



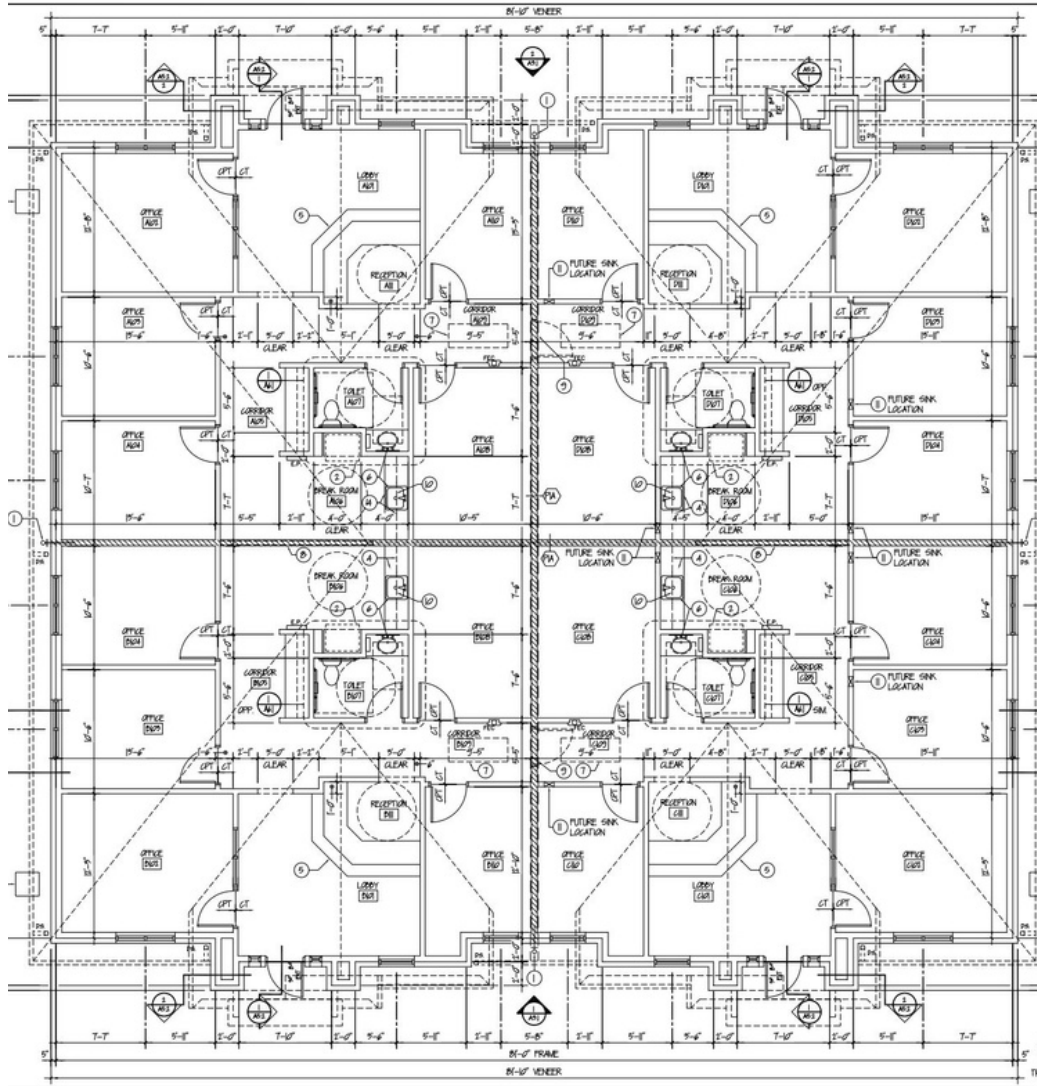
17935 N PENNSYLVANIA - RENT ROLL

Suite 101-	MOVE IN READY
Suite 201-	Leased currently: \$22/sf+ NNN
Suite 301-	MOVE IN READY
Suite 401-	Leased currently: \$22/sf+ NNN

ISAAC CHRISTIAN
 405-314-8230
 ichtian@roi-re.com

ALLISON REEVES
 405-596-4246
 allison@roi-re.com

FLOOR PLANS-17937 N PENNSYLVANIA



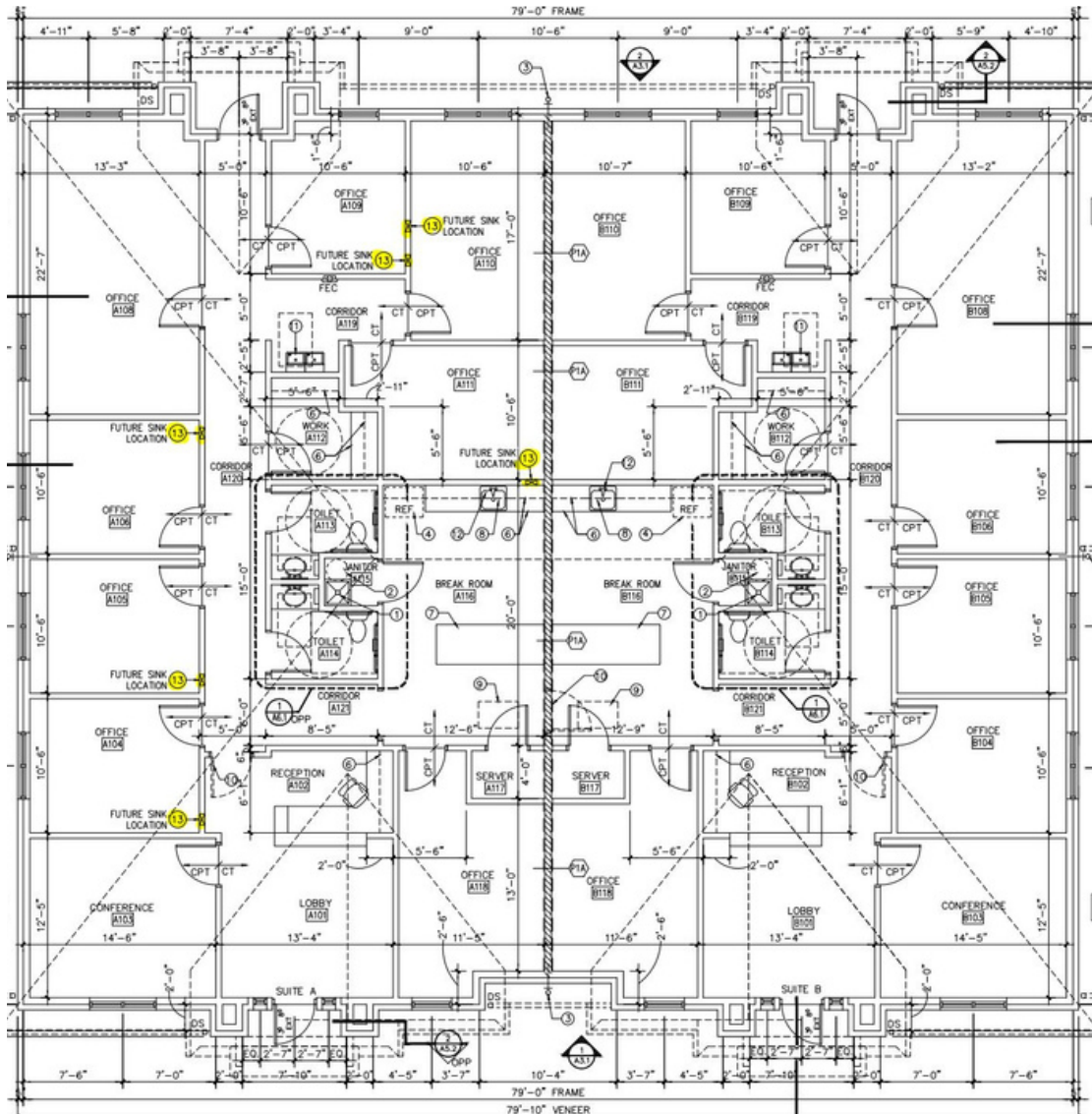
17937 N PENNSYLVANIA - RENT ROLL

Suite 101-	MOVE IN READY
Suite 201-	MOVE IN READY
Suite 301-	Leased currently: \$23.77/sf+ NNN
Suite 401-	MOVE IN READY

ISAAC CHRISTIAN
 405-314-8230
 ichtorian@roi-re.com

ALLISON REEVES
 405-596-4246
 allison@roi-re.com

FLOOR PLANS-17939 N PENNSYLVANIA



17939 N PENNSYLVANIA - RENT ROLL

Suite 101- Leased currently: \$23/sf+ NNN

Suite 201- Leased currently: \$22/sf+ NNN

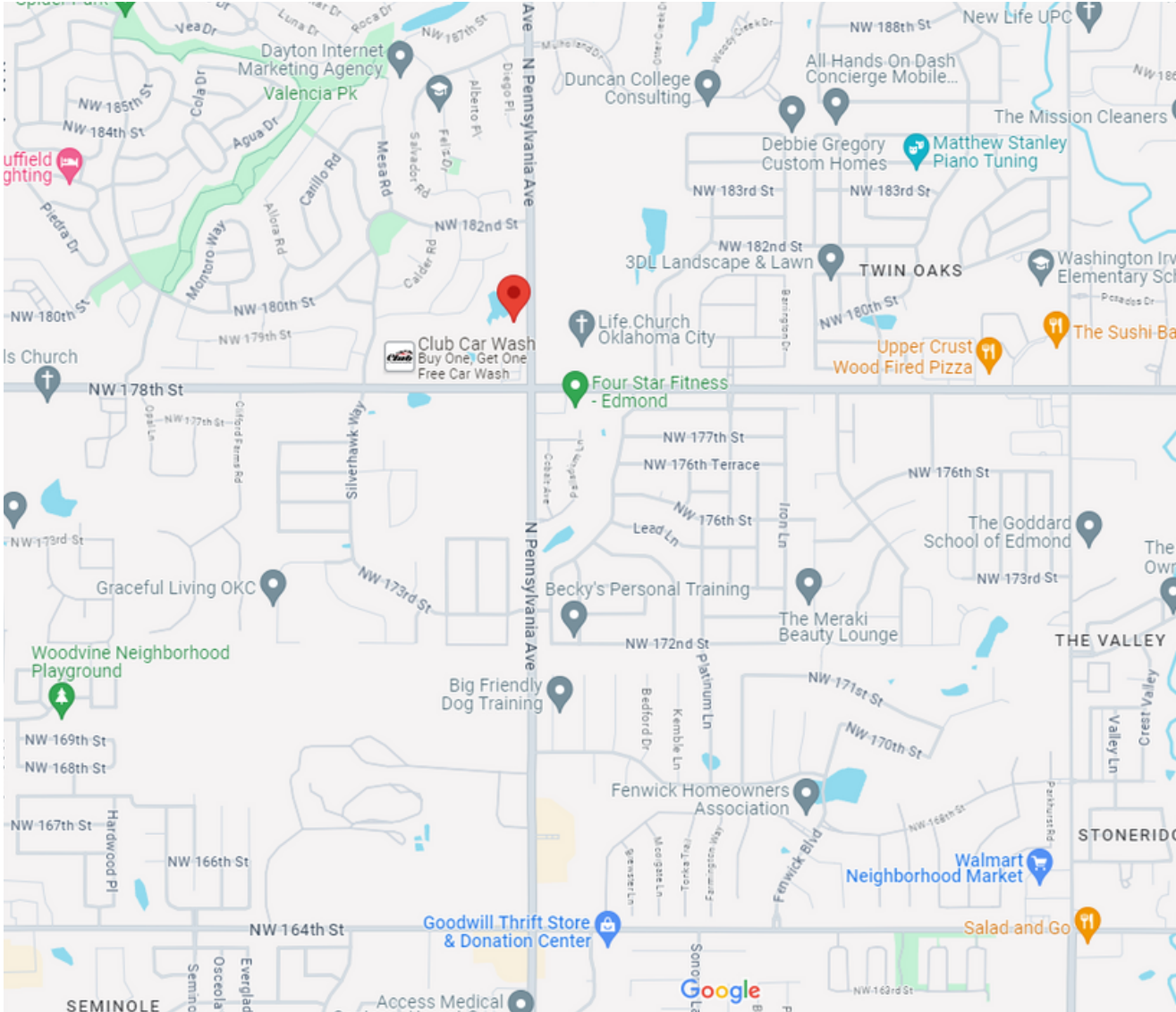
ISAAC CHRISTIAN
 405-314-8230
 ichristian@roi-re.com

ALLISON REEVES
 405-596-4246
 allison@roi-re.com

VALENCIA OFFICE PARK 17933, 17935, 17937, 17939 N PENNSYLVANIA



LOCATION MAP



ISAAC CHRISTIAN
405-314-8230
ichristian@roi-re.com

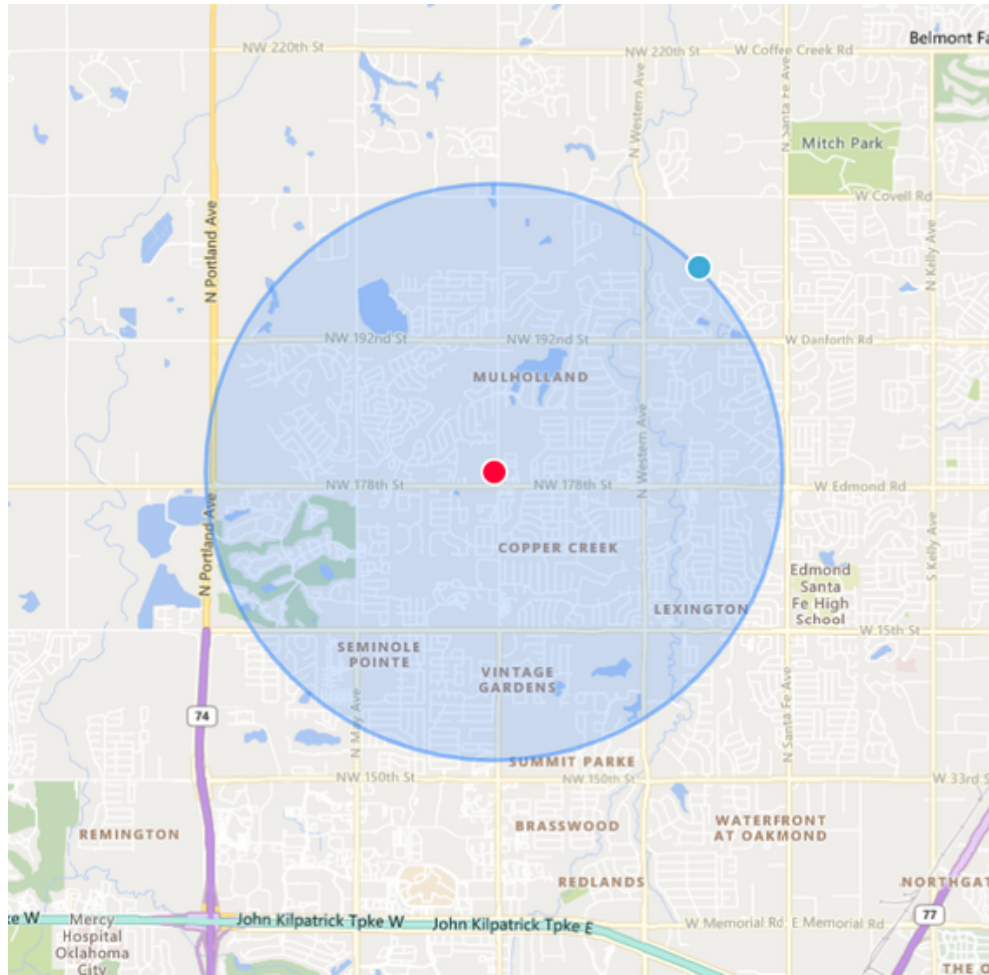
ALLISON REEVES
405-596-4246
allison@roi-re.com

VALENCIA OFFICE PARK
17933, 17935, 17937, 17939 N PENNSYLVANIA



DEMOGRAPHICS MAP & REPORT

Demographics	2 miles	5 miles	10 miles
Total Population	39,877	147,787	378,858
Average Income	\$124,856	\$100,773	\$101,664
Average House Value	\$250,871	\$235,222	\$229,106



ISAAC CHRISTIAN
 405-314-8230
 ichtorian@roi-re.com

ALLISON REEVES
 405-596-4246
 allison@roi-re.com

PHOTOS



ISAAC CHRISTIAN
405-314-8230
ichristian@roi-re.com

ALLISON REEVES
405-596-4246
allison@roi-re.com