

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$30 SF/yr (NNN)
Building Size:	17,688 SF
Available SF:	3,375 SF
Year Built:	2024
Market:	Edmond
Submarket:	NW Oklahoma City

PROPERTY OVERVIEW

We're happy to introduce this fantastic leasing opportunity of turnkey medical space at 3030 NW 164th, Edmond, OK. This property is in a prime location, just seconds away from Hwy 74/Portland, in the thriving area of Edmond, next to prominent Muirfield Office Park and right across from Rose Creek.

The space available offers brand new construction of turnkey medical, with 7 exam rooms all equipped with sinks and plumbing, large waiting and reception, two restrooms, large nurses station, private office, employee break area with direct access to elevator. The property has great tenant mix of healthcare, creating great synergies, strong demographics, surrounded by rooftops and has ample parking. Don't miss this great property and call us today with any questions.

PROPERTY HIGHLIGHTS

- Turnkey Class A medical space
- Great visibility and location
- Ample Parking
- Great tenant mix and healthcare synergy

corry@creekcre.com
405.845.5101
CORRY MAZZA

chase@creekcre.com
405.570.3606
CHASE ANDERSON

3030 NW 164TH ST
3030 NW 164TH ST | EDMOND, OK 73013

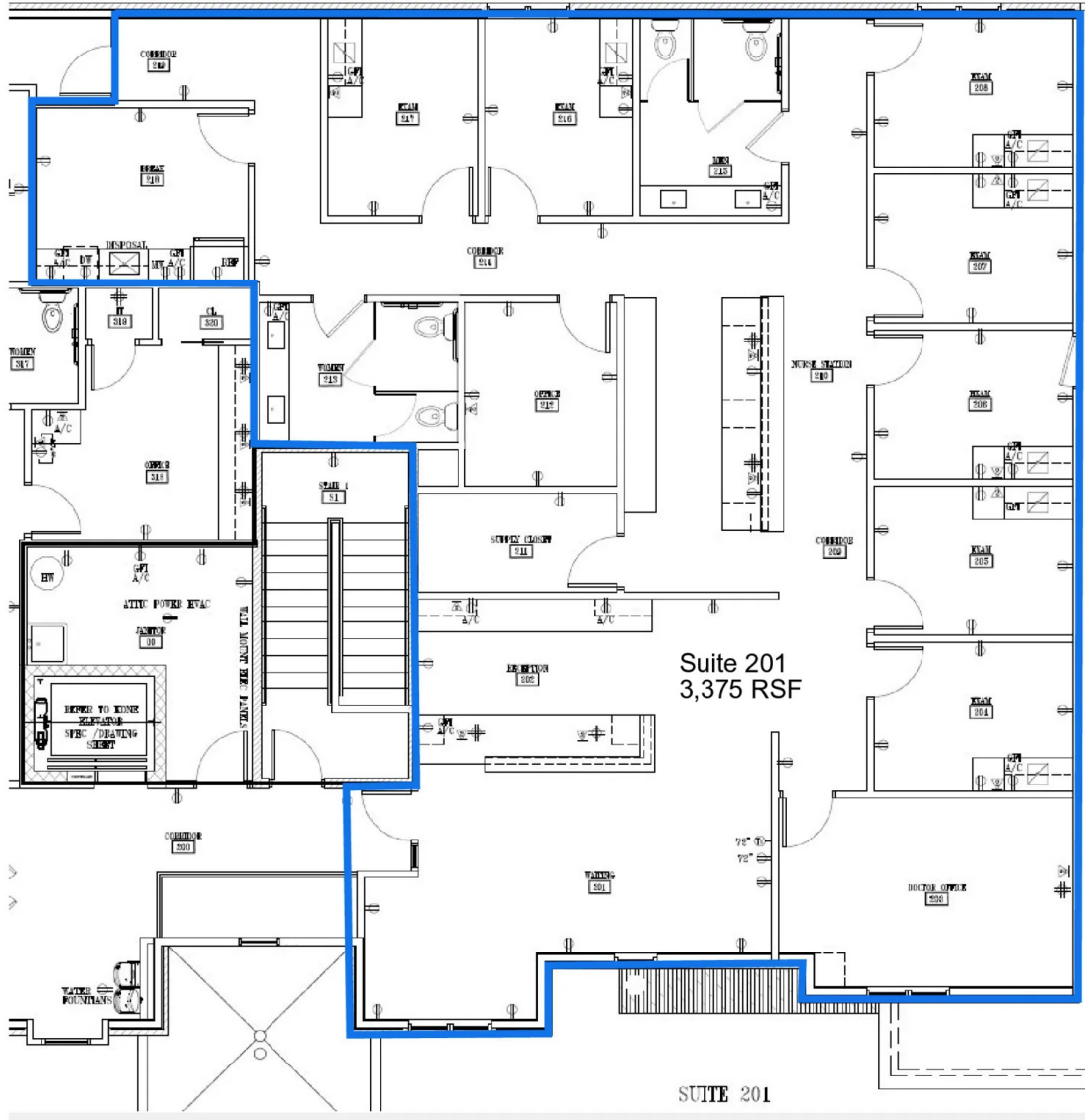
ADDITIONAL PHOTOS



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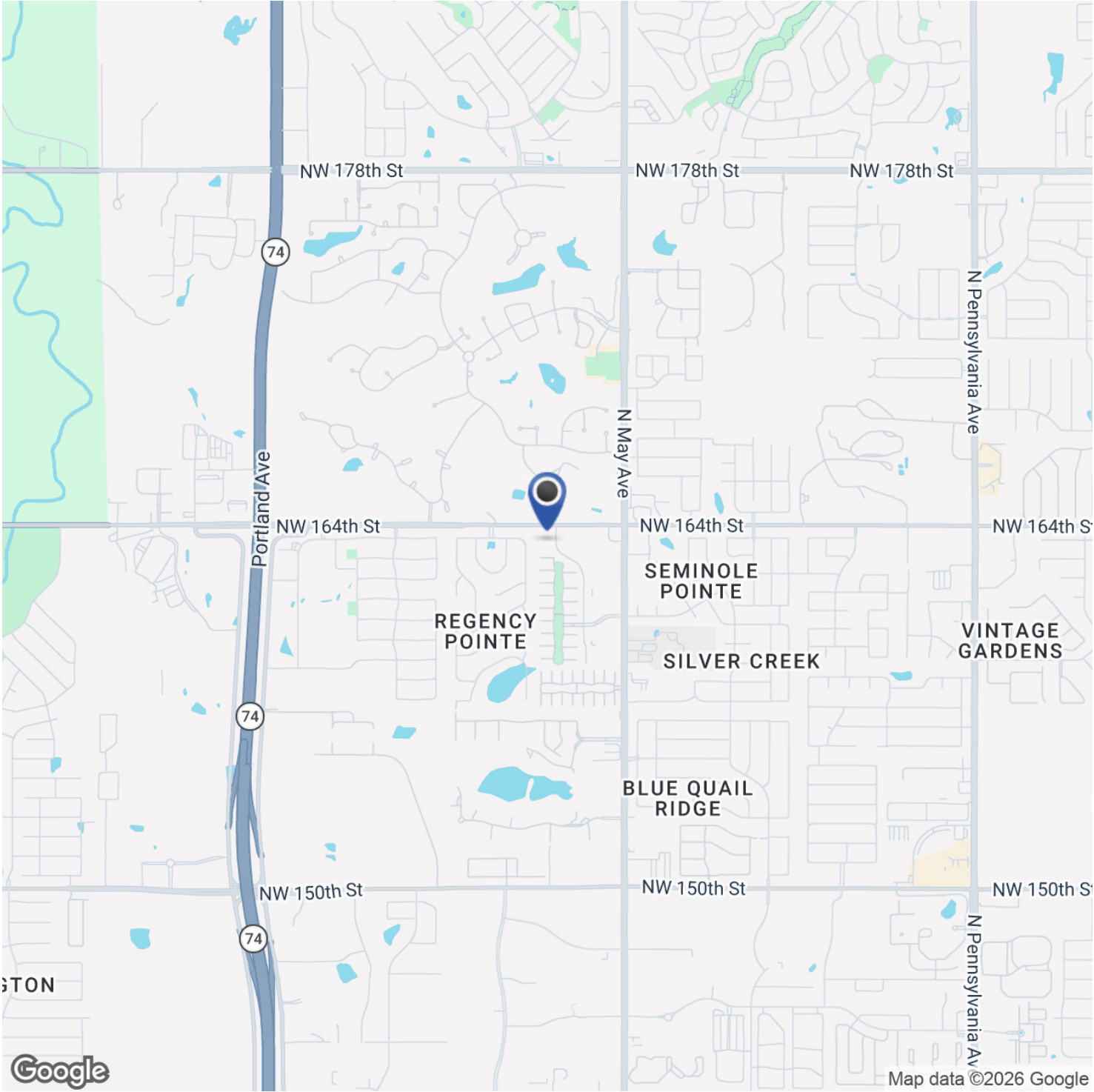
FLOOR PLANS



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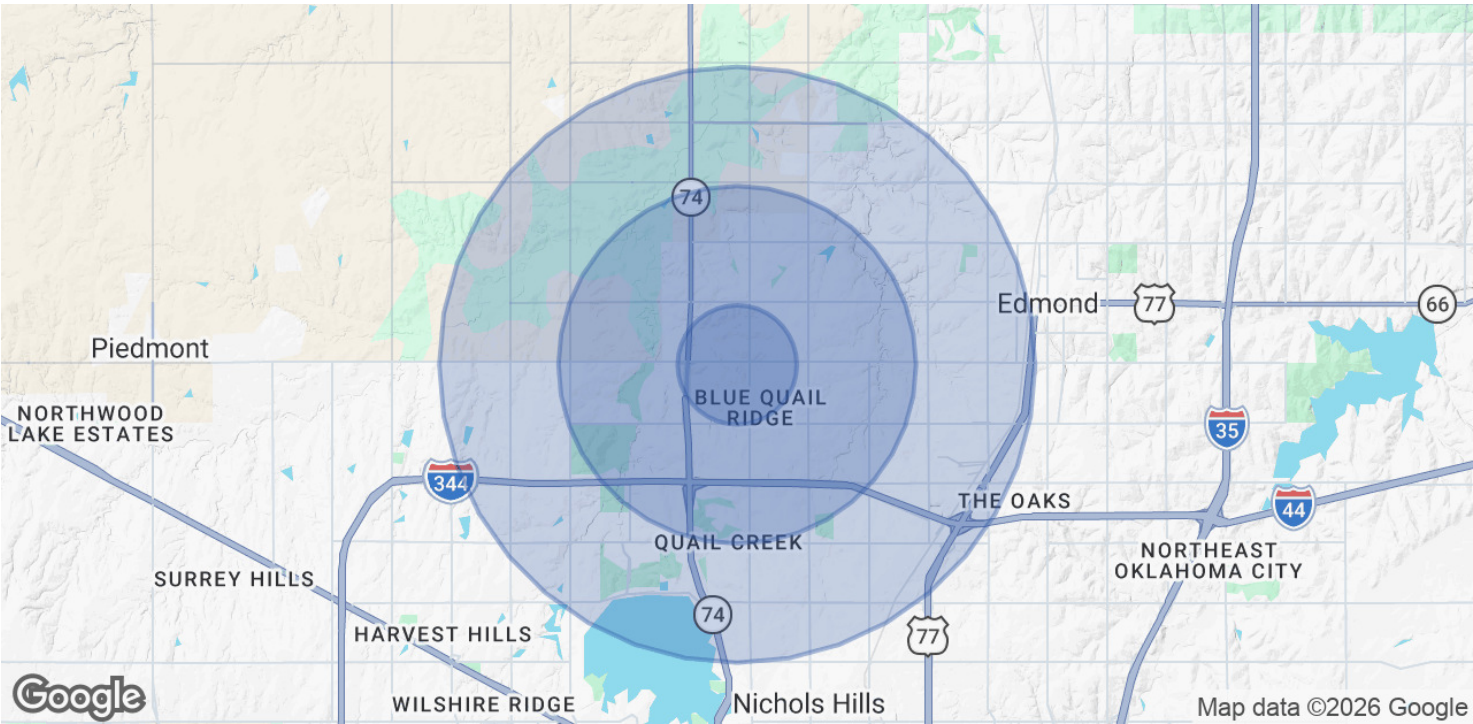
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,337	67,110	154,463
Average Age	38.1	36.6	36.8
Average Age (Male)	35.2	35.9	35.7
Average Age (Female)	40.3	38.1	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,068	27,202	64,730
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$141,895	\$128,283	\$113,194
Average House Value	\$459,270	\$367,978	\$317,027

2023 American Community Survey (ACS)

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