

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$12.00 - 13.50 SF/yr (NNN)
Lot Size:	17 Acres
Year Built:	2023
Zoning:	E-3
Submarket:	Edmond

PROPERTY OVERVIEW

Flex Industrial space 1,408 - 2,816 contiguous s.f.

PROPERTY HIGHLIGHTS

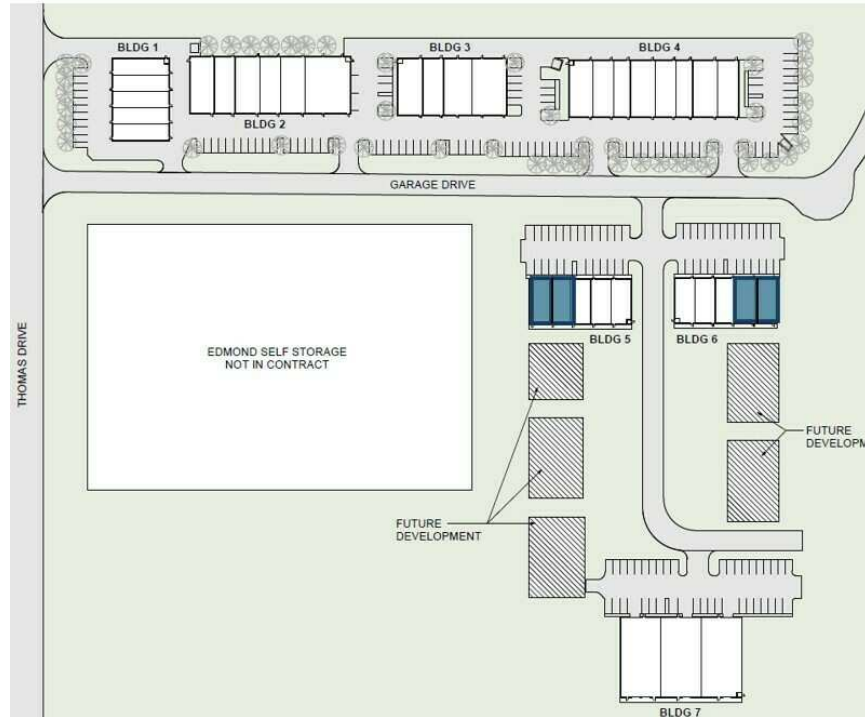
SPACES	LEASE RATE	SPACE SIZE
224 Garage Dr. Bldg 5 #112	\$12.00 SF/yr	1,408 - 2,816 SF
224 Garage Dr. Bldg 5 #116	\$12.00 SF/yr	1,408 - 2,816 SF
100 Garage Dr. Bldg 6 #100	\$13.50 SF/yr	1,408 - 2,816 SF
100 Garage Dr. Bldg 6 #104	\$12.00 SF/yr	1,408 SF

JOHNNY STRADAL
405.990.0569
johnny@creekcre.com

ETHAN SLAVIN
405.830.0252
ethan@creekcre.com

TYLER HUXLEY
405.973.8435
tyler@creekcre.com

LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,408 - 2,816 SF	Lease Rate:	\$12.00 - \$13.50 SF/yr

AVAILABLE SPACES

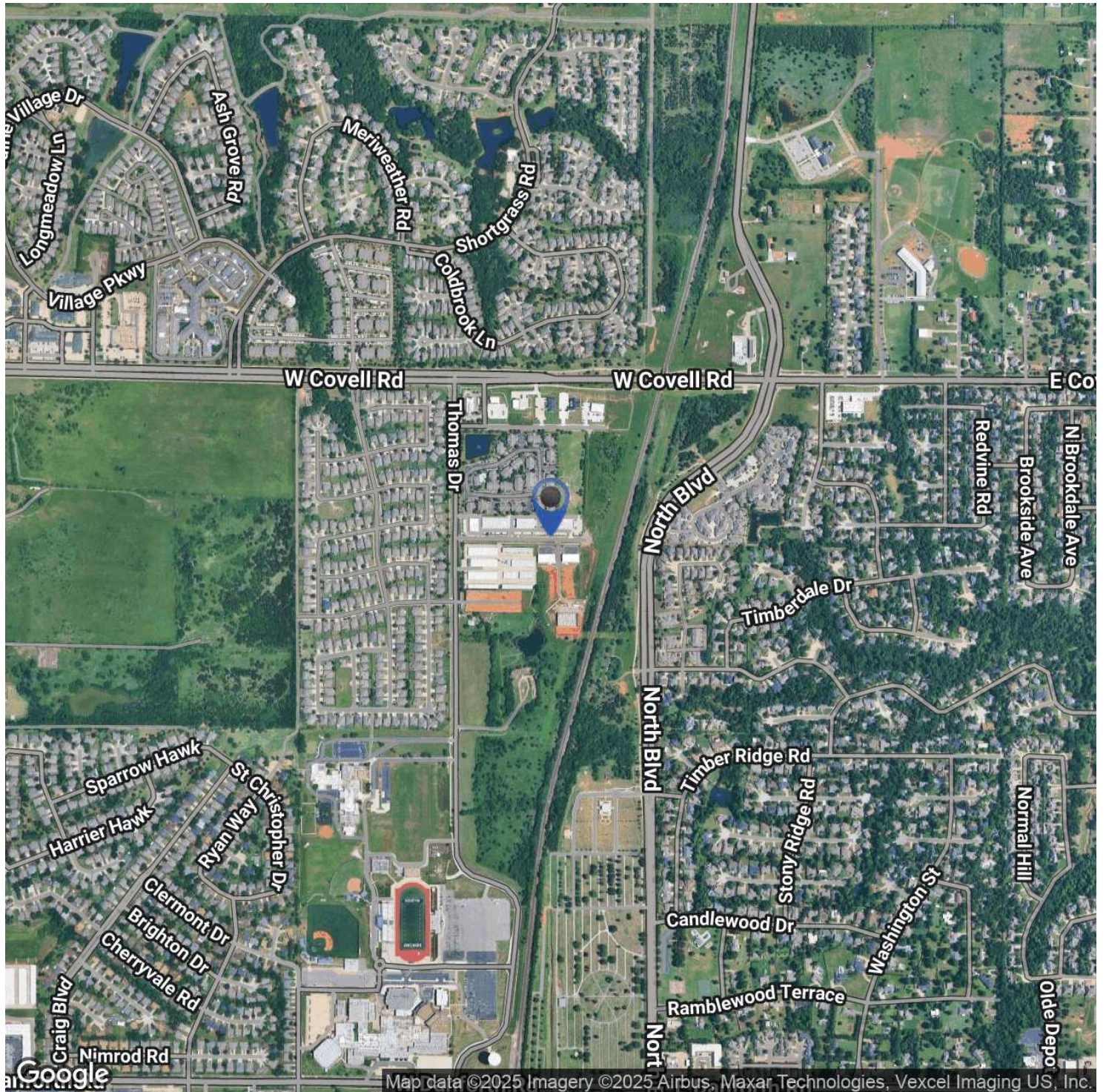
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
224 Garage Dr. Bldg 5 #112	Available	1,408 - 2,816 SF	NNN	\$12.00 SF/yr	-
224 Garage Dr. Bldg 5 #116	Available	1,408 - 2,816 SF	NNN	\$12.00 SF/yr	-
100 Garage Dr. Bldg 6 #100	Available	1,408 - 2,816 SF	NNN	\$13.50 SF/yr	Builtout - Entire space is heated and Cooled
100 Garage Dr. Bldg 6 #104	Available	1,408 SF	NNN	\$12.00 SF/yr	-

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LOCATION MAP



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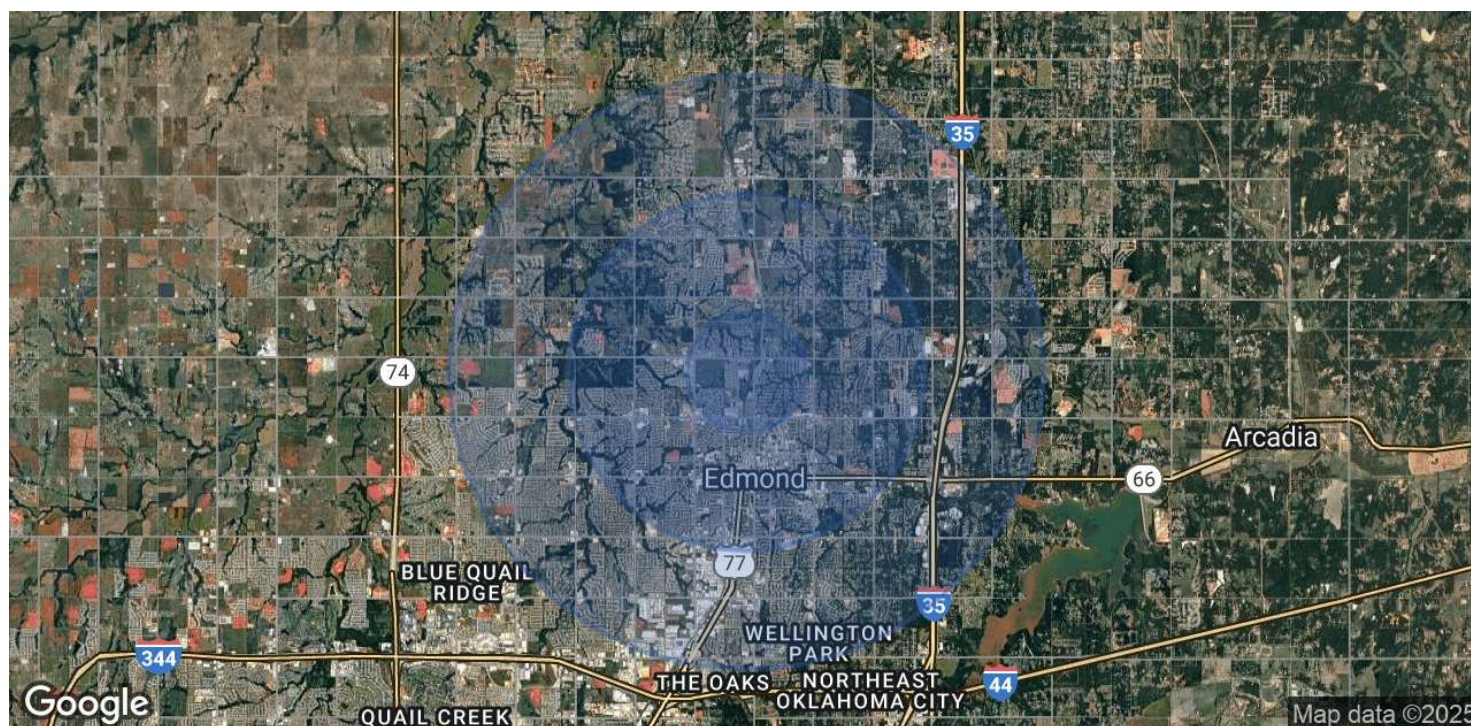
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,590	64,929	139,600
Average Age	41	39	38
Average Age (Male)	39	37	37
Average Age (Female)	43	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,871	25,371	52,269
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$111,454	\$128,573	\$137,518
Average House Value	\$351,984	\$360,024	\$372,945

* Demographic data derived from 2020 ACS - US Census

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