

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (Full Service)
Building Size:	5,853 SF
Available SF:	1,300 SF

PROPERTY OVERVIEW

Prime multi-tenant office building located at the high-traffic intersection of 122nd and May in North OKC. This well-maintained property offers flexible office spaces, ample parking, and excellent visibility. It's ideal for businesses seeking a prominent location with easy access to major roads and nearby services. A fantastic opportunity for visibility and convenience in a thriving commercial area.

SPACES	LEASE RATE	SPACE SIZE
Suite F	\$16.00 SF/yr	1,300 SF

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GARRETT MCGINNIS

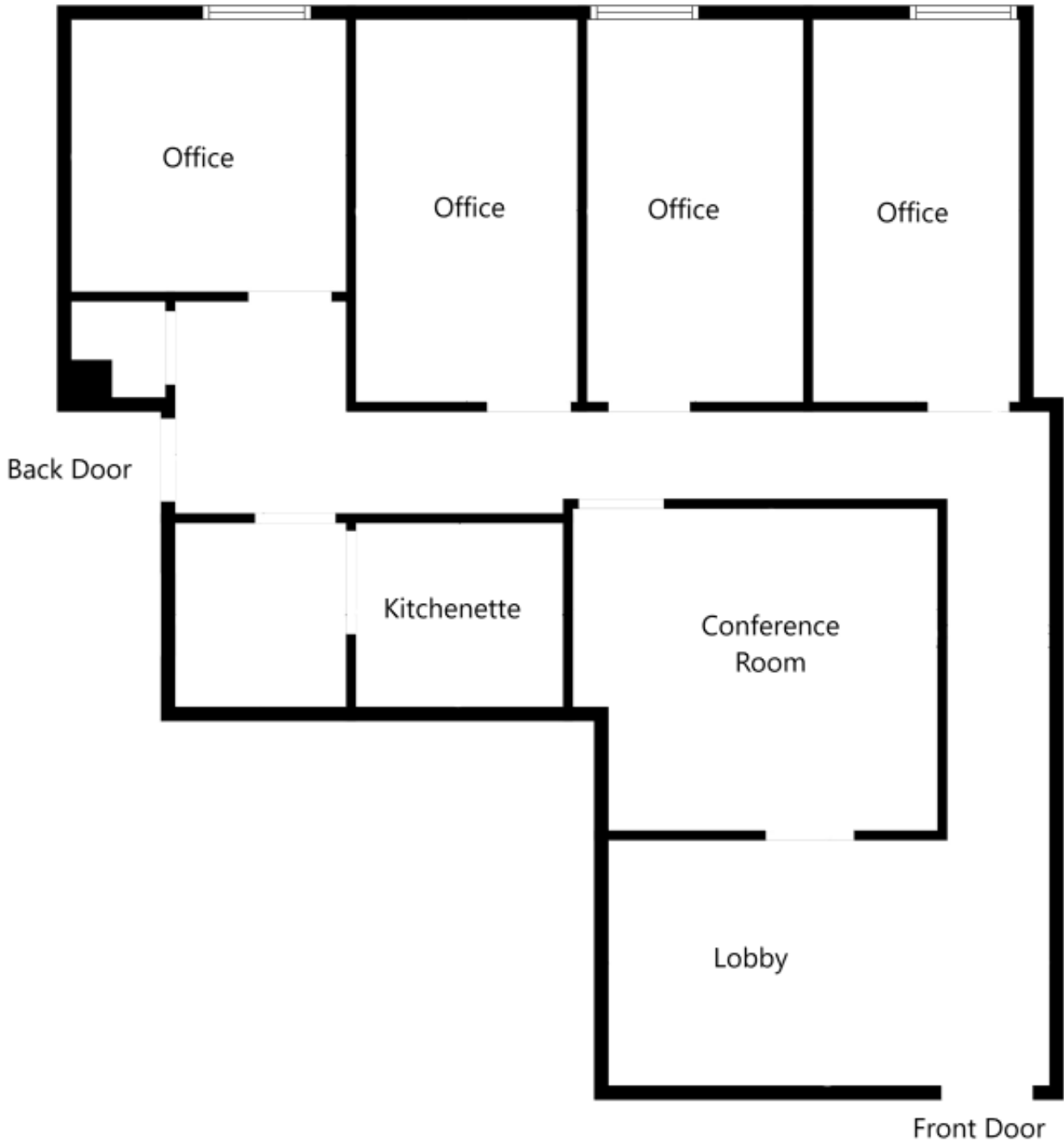
ADDITIONAL PHOTOS



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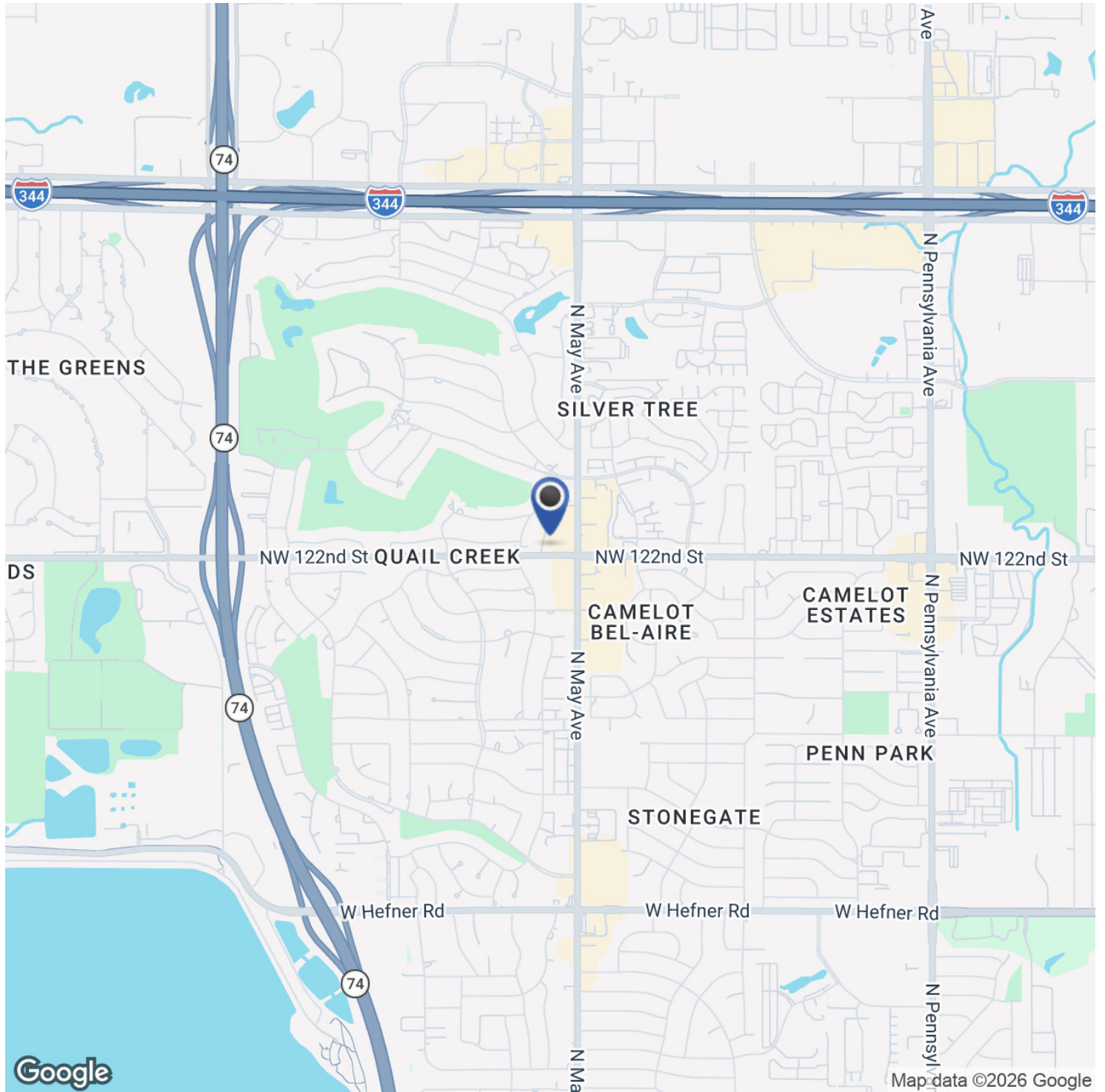
FLOOR PLANS



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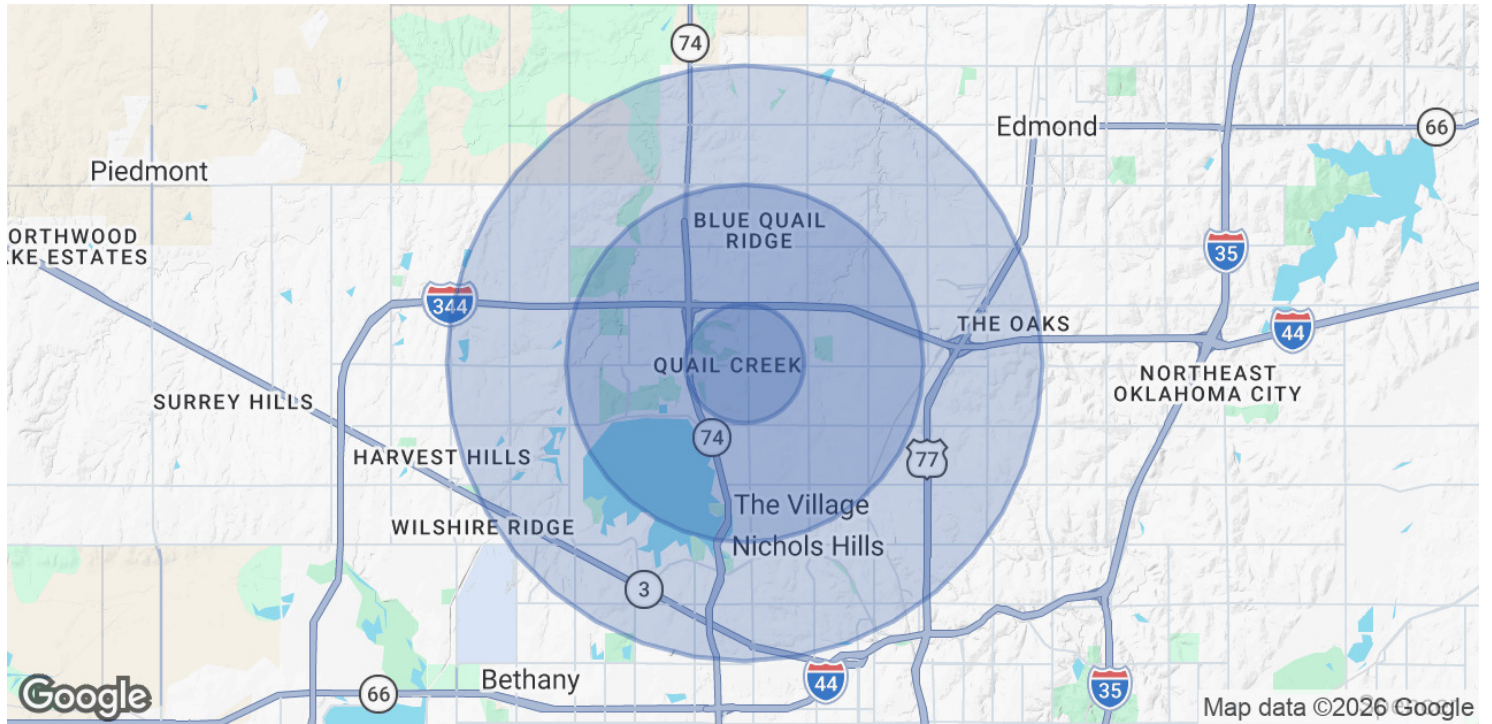
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,919	74,975	191,031
Average Age	40	40	40
Average Age (Male)	38	39	38
Average Age (Female)	41	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,568	34,865	81,831
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$94,334	\$98,568	\$111,390
Average House Value	\$306,757	\$312,250	\$334,392

Demographics data derived from AlphaMap

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