

AN OFFICE LEASE OPPORTUNITY

920 NW 139TH ST PKWY

EDMOND, OK 73013

**1% BONUS COMMISSION  
TO LEASING BROKER**



**JUDY J. HATFIELD, CCIM**

EQUITY COMMERCIAL REALTY ADVISORS, LLC

Founding Principal

(405) 640- 6167 office

(405) 640- 6167 cell

[jjhatfield@equityrealty.net](mailto:jjhatfield@equityrealty.net)

**ER** Equity  
Commercial  
Realty  
Advisors  
SINCE 1981



## OFFERING SUMMARY

Total Building SF:	3,320 SF
1st Floor:	3,036 SF
2nd Floor:	284 SF
Lease Rate (1st Floor):	\$14.00/SF NNN
Lease Rate (2nd Floor):	\$10.00/SF
Taxes:	\$658/mo.
Insurance:	\$322/mo.
OA Dues:	\$246/mo.
Lot Size:	0.13 Acres
Year Built:	2014
Zoning:	PUD-1137

## PROPERTY HIGHLIGHTS

- Located within the Glen Eagles Office Park off N Western Ave & W Memorial Rd
- Excellent visibility and easy access to John Kilpatrick Tpke and I-35 - Just minutes from the vibrant Chisholm Creek area
- Traffic Counts (vehicles/day): N Western - 25,570 | W Memorial - 25,458 | John Kilpatrick Tpke - 60,717
- Functional layout with a reception area, conference room, breakroom, open work area, and multiple private offices
- Security system (Guardian Security) | Building signage | Ample parking
- Tenant responsible for utilities, janitorial, and the maintenance of HVAC equipment and appliances
- 1% BONUS COMMISSION TO LEASING BROKER ON A 5-YEAR LEASE

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,871	36,706	78,794
Total Population	8,726	83,707	188,991
Average HH Income	\$122,422	\$105,310	\$122,790

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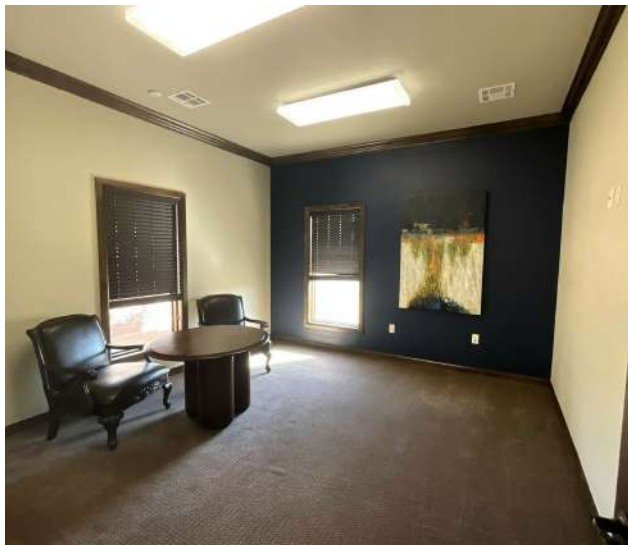
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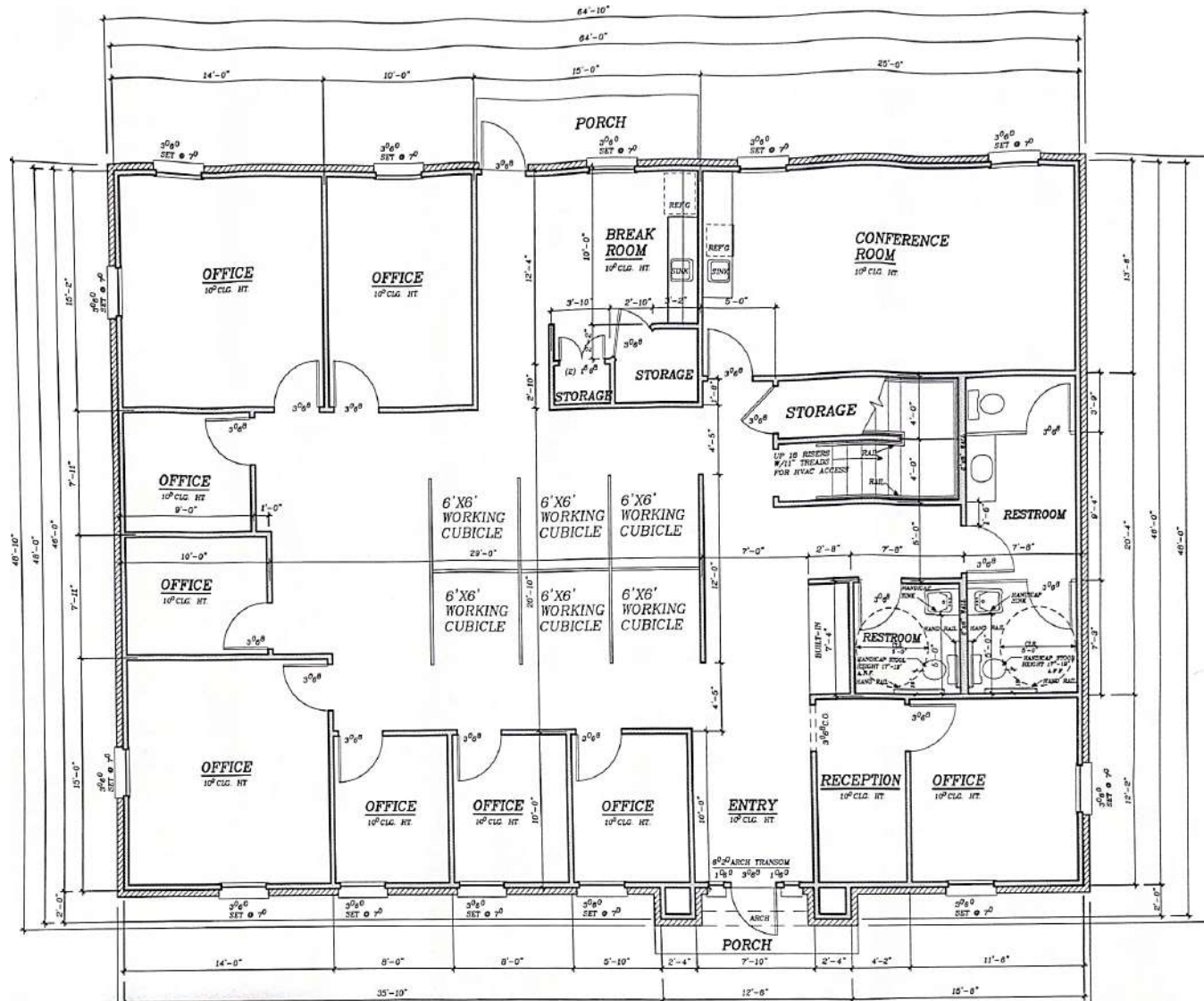


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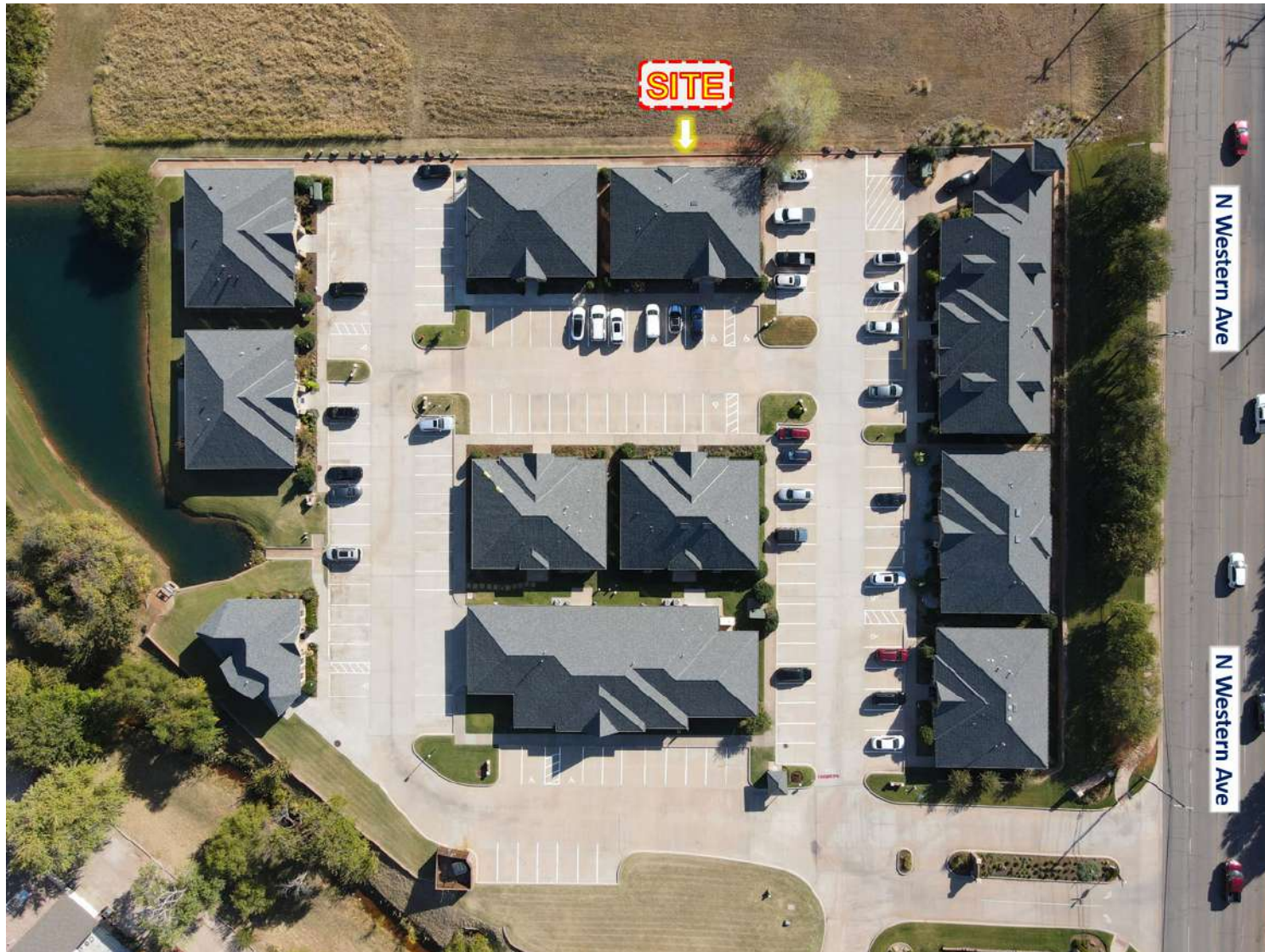
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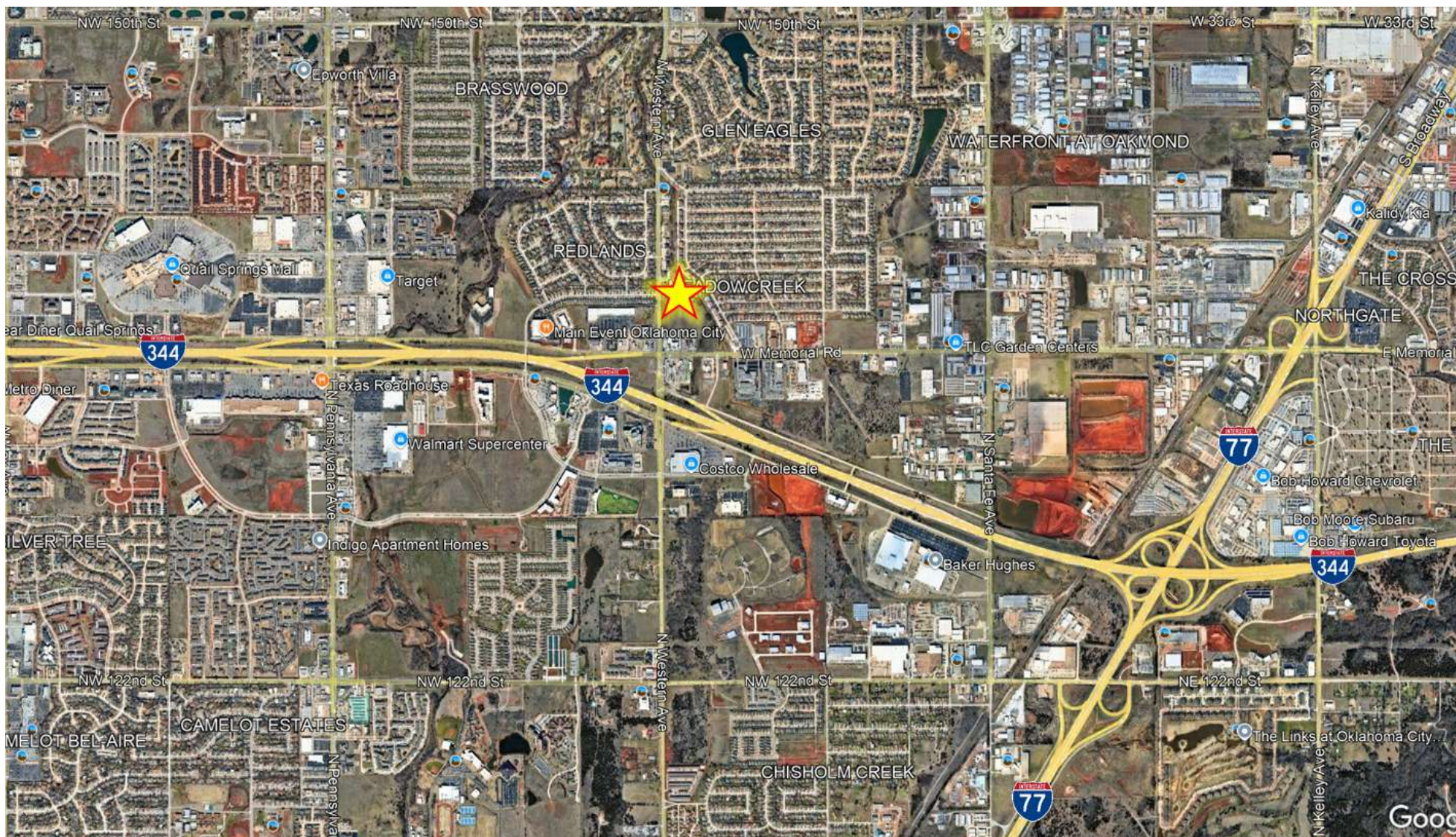
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