

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
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OFFERING SUMMARY

Total Building SF:	3,320 SF	<ul style="list-style-type: none"> 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 																		
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.	<h2>PROPERTY HIGHLIGHTS</h2>																		
OA Dues:	\$246/mo.																			
Lot Size:	0.13 Acres	<h2>DEMOGRAPHICS</h2>																		
Year Built:	2014	<table> <thead> <tr> <th></th> <th>1 MILE</th> <th>3 MILES</th> <th>5 MILES</th> </tr> </thead> <tbody> <tr> <td>Total Households</td> <td>3,871</td> <td>36,706</td> <td>78,794</td> </tr> <tr> <td>Total Population</td> <td>8,726</td> <td>83,707</td> <td>188,991</td> </tr> <tr> <td>Average HH Income</td> <td>\$122,422</td> <td>\$105,310</td> <td>\$122,790</td> </tr> </tbody> </table>				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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Zoning:	PUD-1137																			

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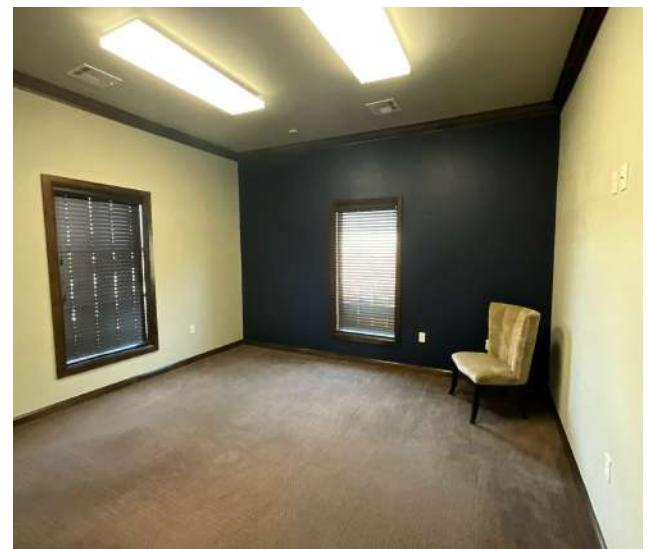
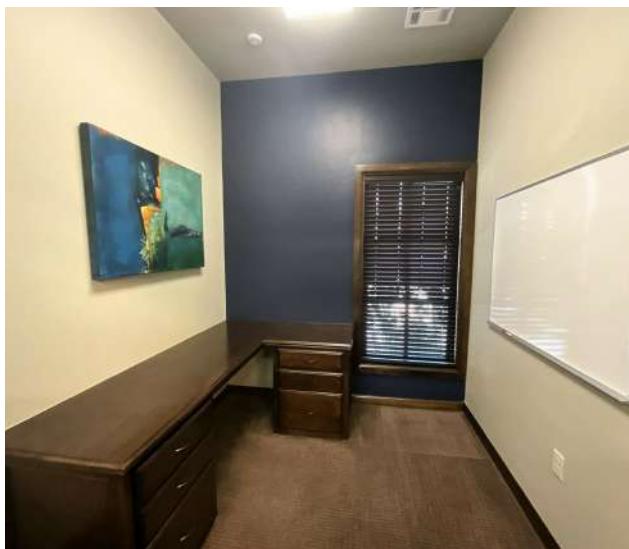
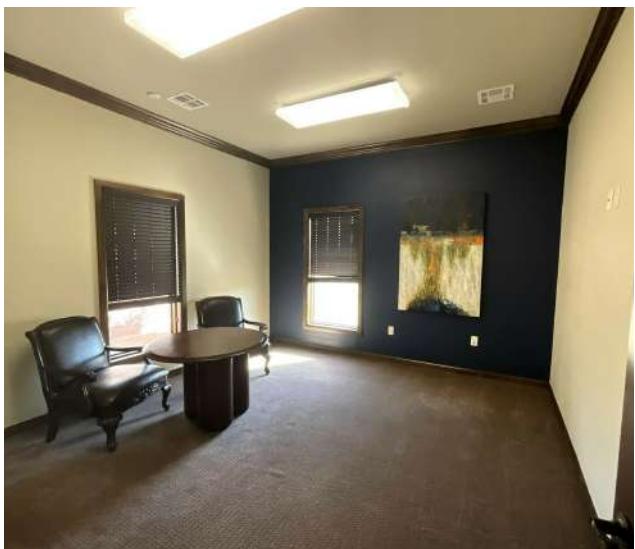
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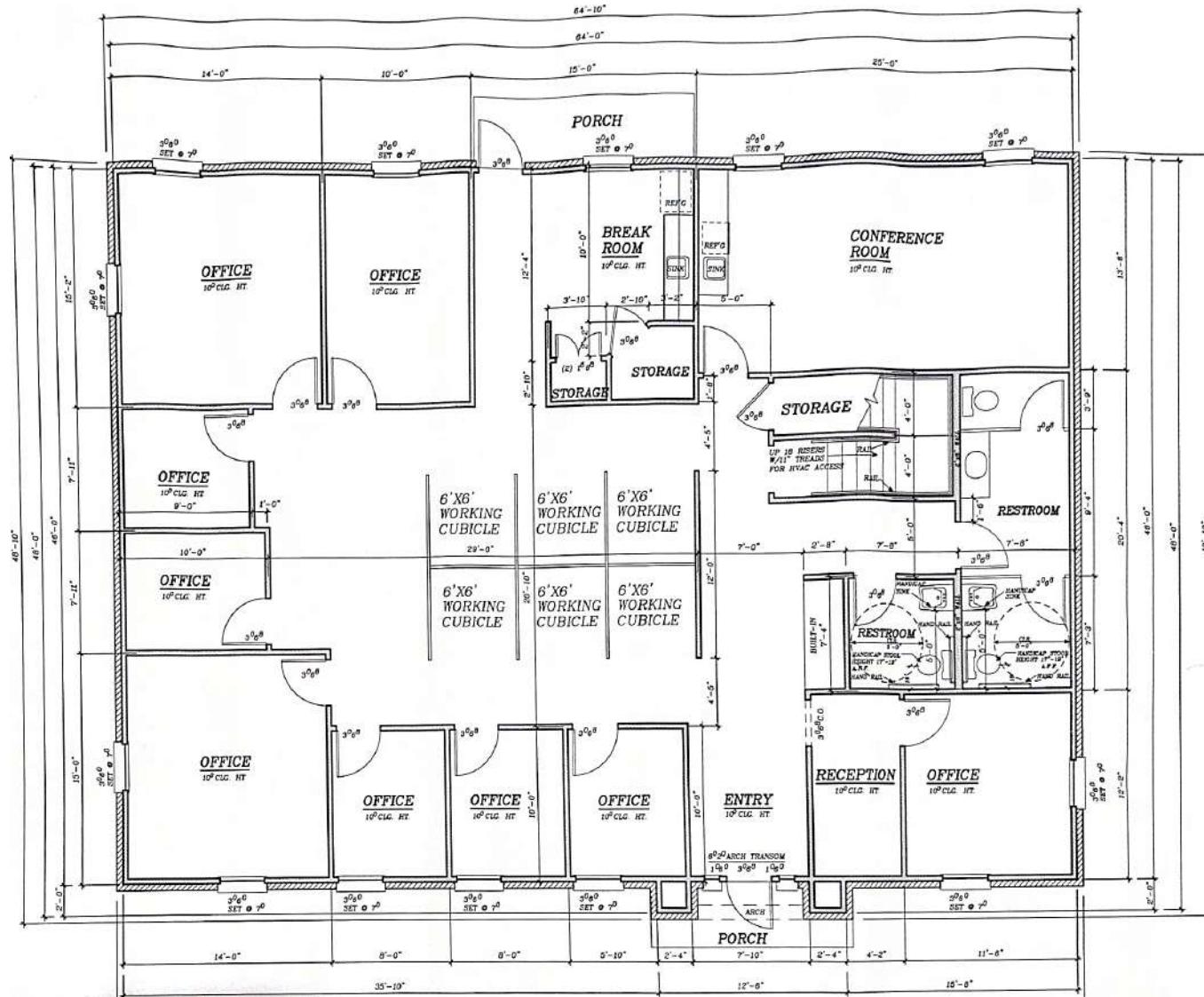
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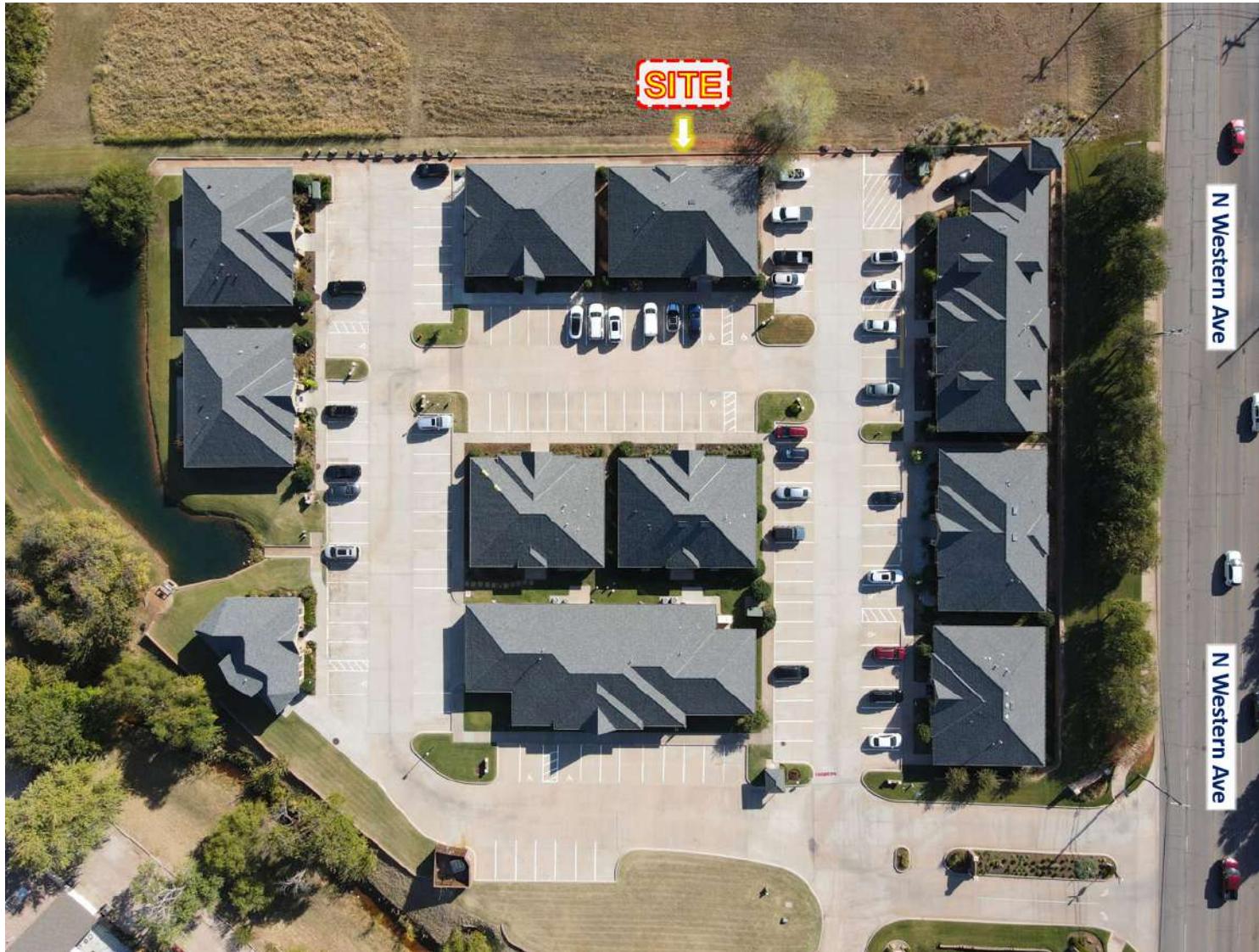
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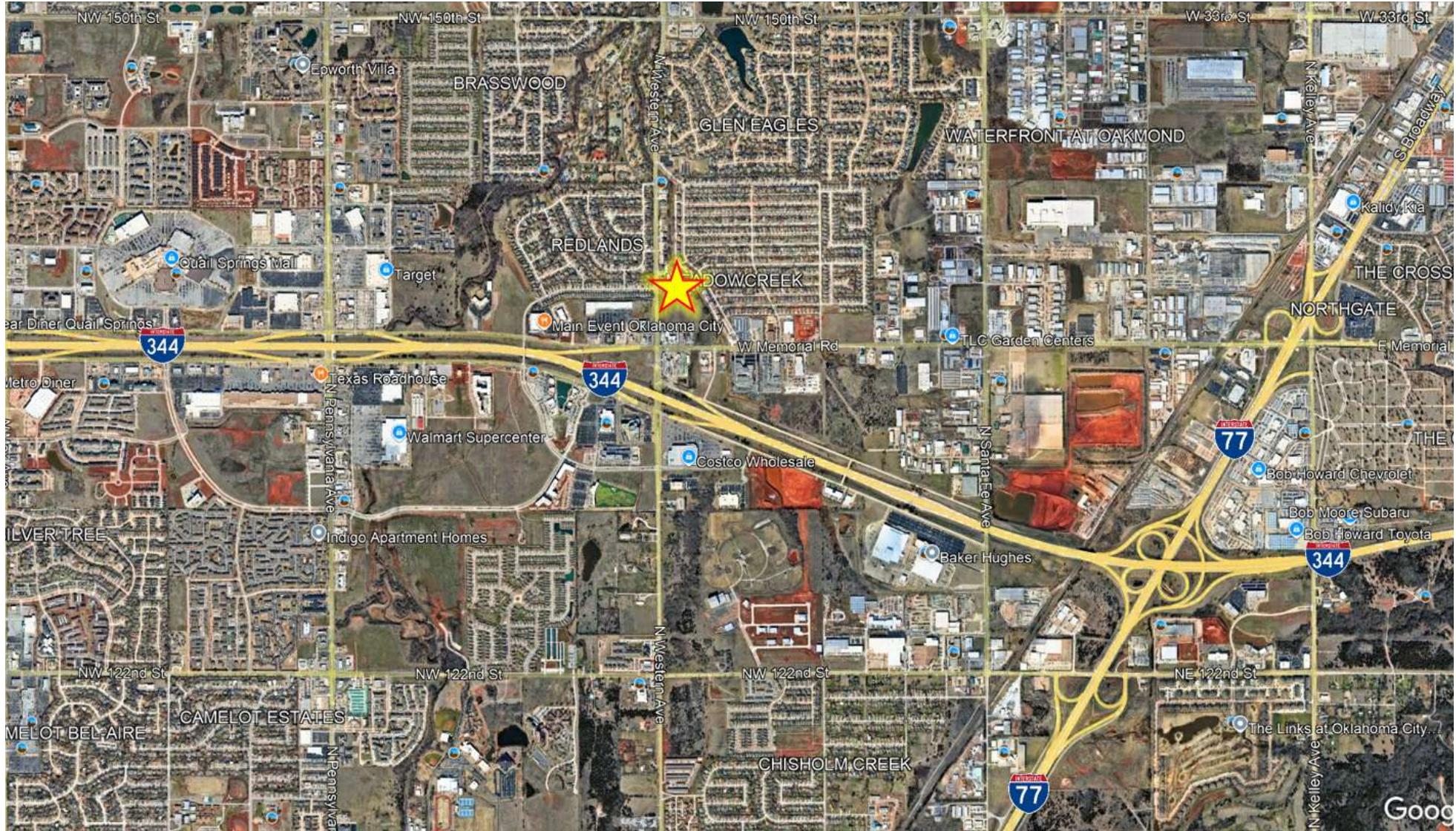
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