



Property Description

This 100% leased, investment grade property, is offered featuring a 10 year GSA lease securing 75% of the space and a national health care company in the balance. Constructed in 2009, this free-standing, garden-style office building is located on the northeast corner of NE 122nd Street and Market Drive, within the Offices at Market Center development. It is constructed of architectural and split-face concrete block with TPO roof. Typical interior amenities include, granite countertops, 2X2' tegular ceiling tiles, broadloom carpet and ceramic and slate tile throughout. Other classic amenities include 8' oak doors, 10' ceiling heights and energy efficient windows.

Property Highlights

- Unique setting and architecture
- Beautiful water feature
- 4:1 parking ratio
- Easy access to Downtown, Edmond, and Memorial Corridor
- Direct Interstate Access
- Concrete Paving
- Exterior maintenance provided as part of the association

RICK PRITCHETT, CCIM

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Offering Summary

Sale Price: \$1,700,000

Building Size: 6,552 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,170	60,207	181,641
Total Population	2,870	148,214	437,364
Average HH Income	\$80,016	\$72,562	\$73,146



For Sale

12304 Market Drive
OFFICES AT MARKET CENTER



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Market DA, LLC
12304 Market Drive

GSA/USDA	4,632
BMX Health	1,920
Total Square Footage	6,552

<u>Rent Roll</u>	<u>Annual Rent</u>	<u>Commencement</u>	<u>Maturity</u>	<u>PSF</u>
GSA/USDA	\$ 153,314	9/29/2024	9/28/2034	\$ 33.10 w/Annual CPI Expense Adjustment
BMX Health	\$ 42,240	11/1/2025	10/31/2030	\$ 22.00 w/3.0% annual increases
Gross Income	\$ 195,554			

2026
Proforma
2025 Expense

Income:

GSA/USDA	\$ 154,176	Current rate w/CPI adjustment
BMX Health	\$ 43,507	Rate commencing 11/01/26
Total Income	\$ 197,684	

Expense:

Janitorial	\$ 19,055	
Repairs & Maintenance	\$ 6,743	
Association Dues	\$ 6,000	
Insurance	\$ 5,548	
Real Estate Taxes	\$ 16,328	
Property Management	\$ 6,919	3.50%
Total Expenses	\$ 60,592	

Net Operating Income **\$ 137,091**

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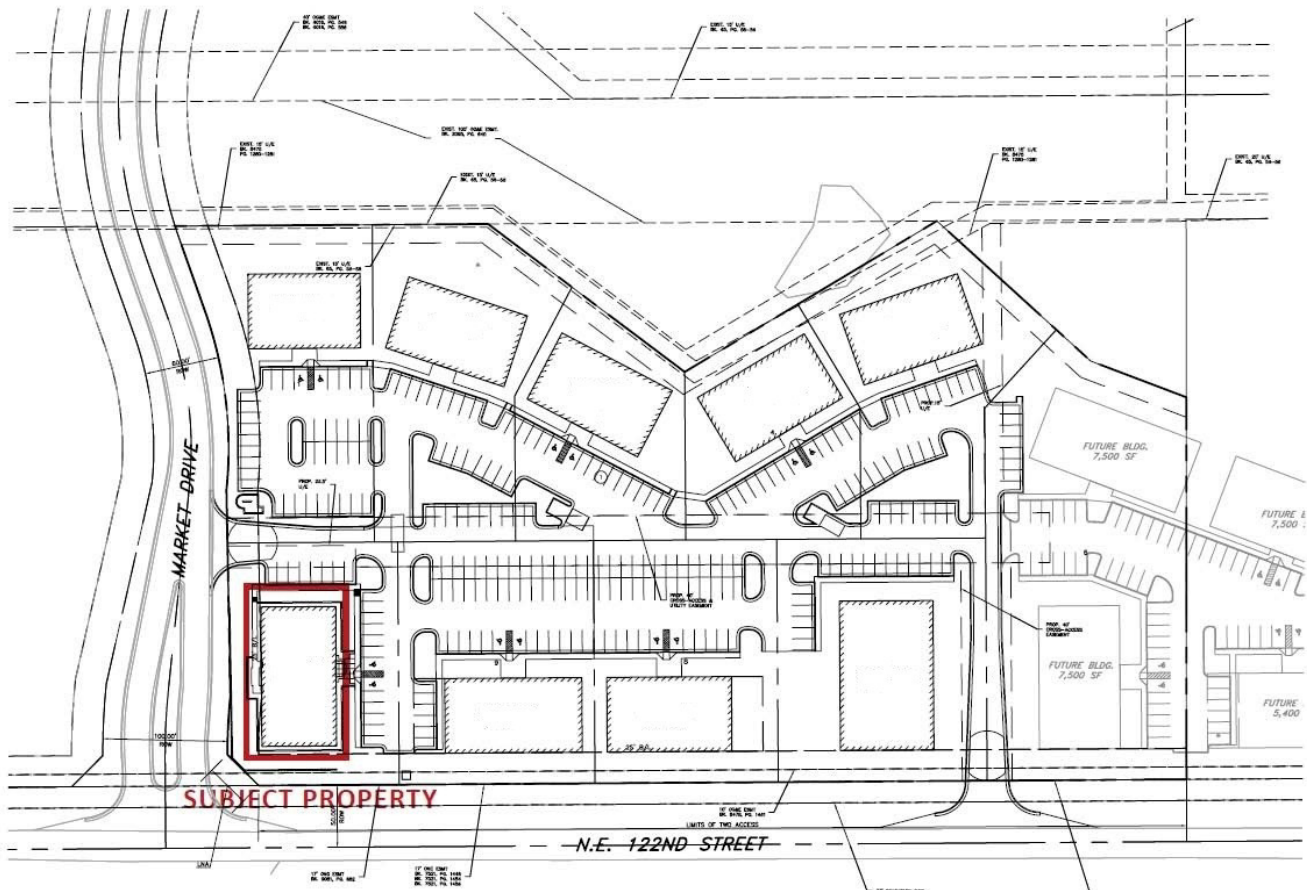
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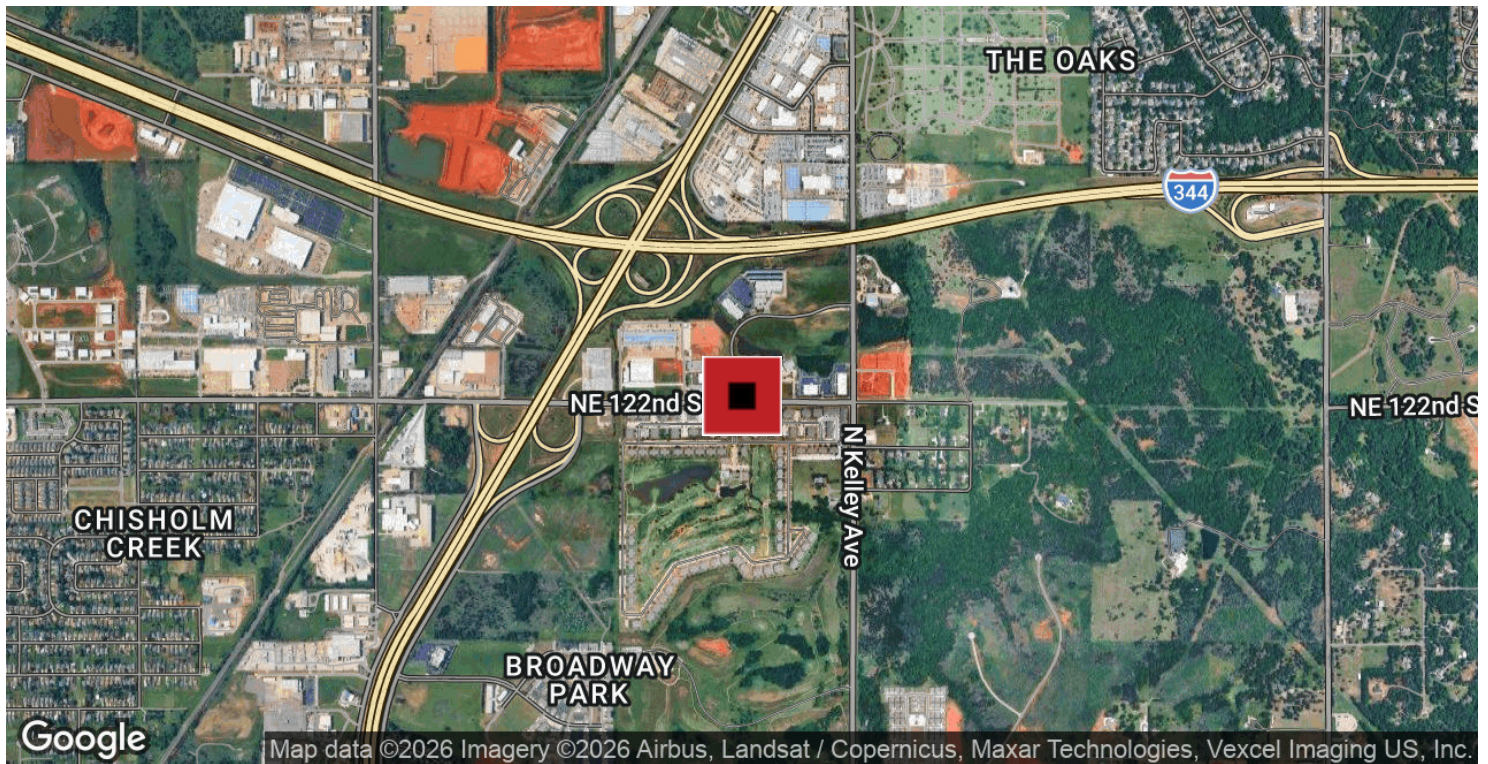


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