

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$750.00 per month (FS)
Building Size:	12,600 SF
Available SF:	311 - 622 SF
Year Built:	2001
Market:	Edmond

PROPERTY OVERVIEW

This office suite includes three well-sized offices, a reception area, a sitting area, a kitchenette, a bathroom, and a copier/file room.

The property features a courtyard, ample parking, and a functional layout in a quiet, convenient location.

PROPERTY HIGHLIGHTS

- Ample parking for guests and staff
- Exterior signage available on 9th Street
- Cleaning services included
- Full Service Lease

SPACES

	LEASE RATE	SPACE SIZE
Suite 3B (Shared Office)	\$750 per month	311 - 622 SF
Suite 3C (Shared Office)	\$750 per month	311 - 622 SF

tyler@creekcre.com
405.973.8435
TYLER HUXLEY

johnny@creekcre.com
405.990.0569
JOHNNY STRADAL

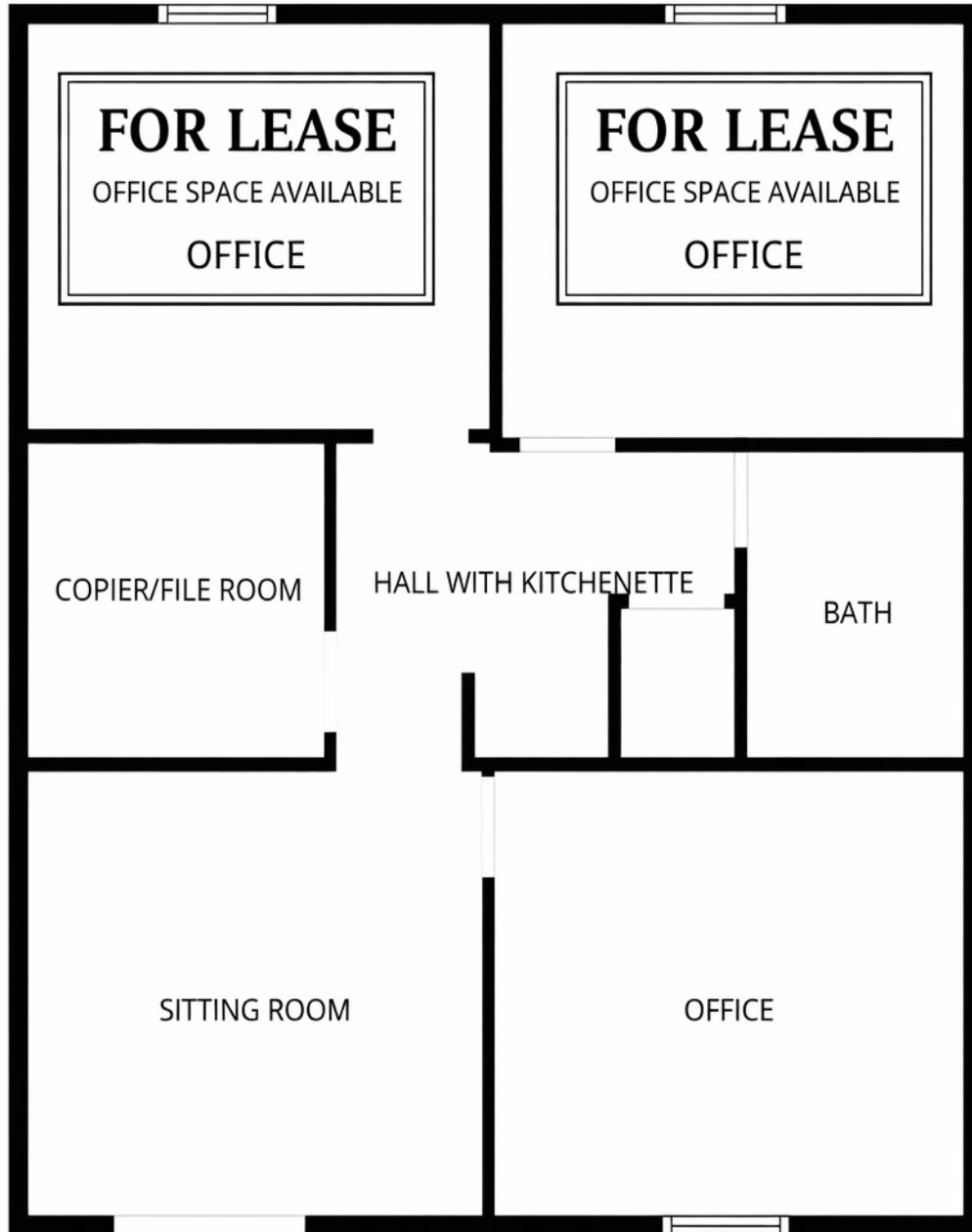
ADDITIONAL PHOTOS



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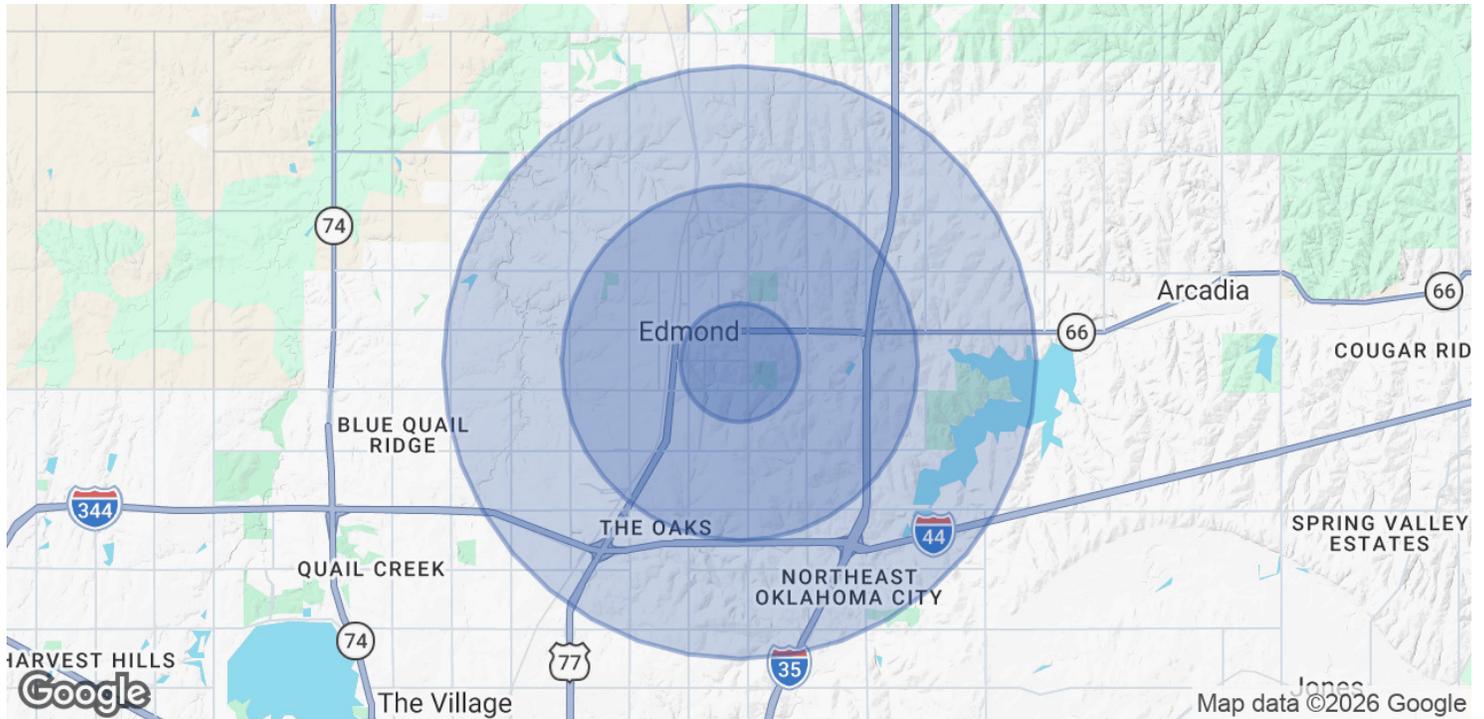
FLOOR PLAN



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,196	71,631	127,667
Average Age	35	39	39
Average Age (Male)	34	37	37
Average Age (Female)	36	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,798	28,804	49,432
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$96,722	\$115,111	\$129,568
Average House Value	\$303,656	\$322,040	\$367,285

Demographics data derived from AlphaMap

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