

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (MG)
Building Size:	6,000 SF
Available SF:	3,000 SF
Year Built:	1984
Renovated:	2019
Traffic Count:	25,000

### PROPERTY OVERVIEW

Don't miss this fantastic sublease opportunity of a fully built out medical clinic at 257 S. Coltrane in Edmond. This property is located in a busy area, surrounded by rooftops, and very easy access to I-35. The property has great visibility, signage, and tenant synergy. This fully built out medical clinic has 8 exam rooms, large waiting area, nurses station, private office and break room.

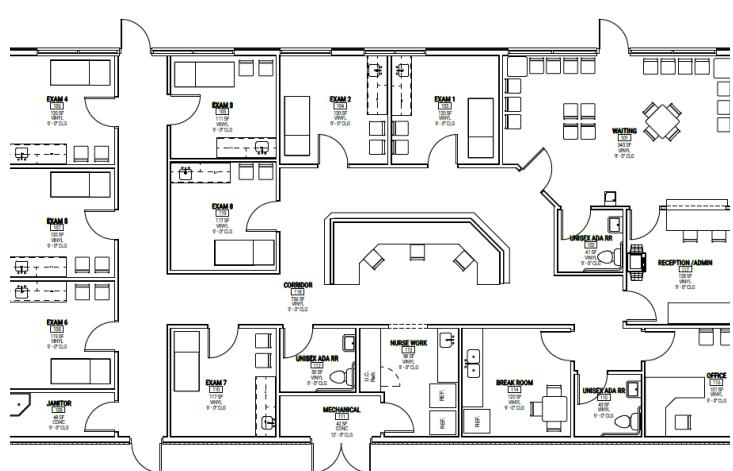
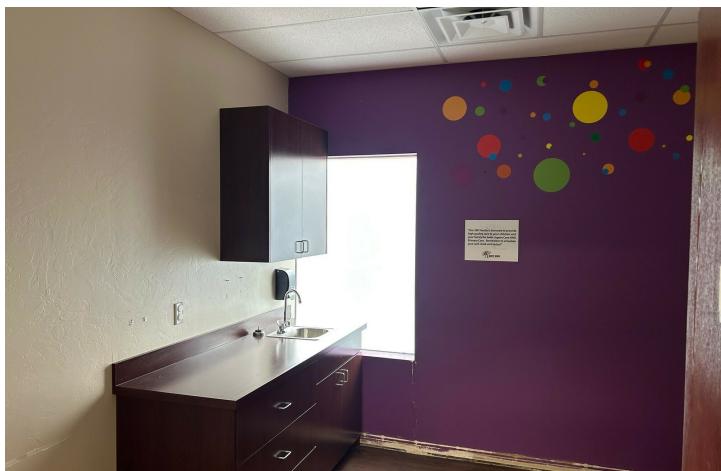
### PROPERTY HIGHLIGHTS

- Fully built out Medical Clinic
- High traffic
- Great visibility
- Densely populated area

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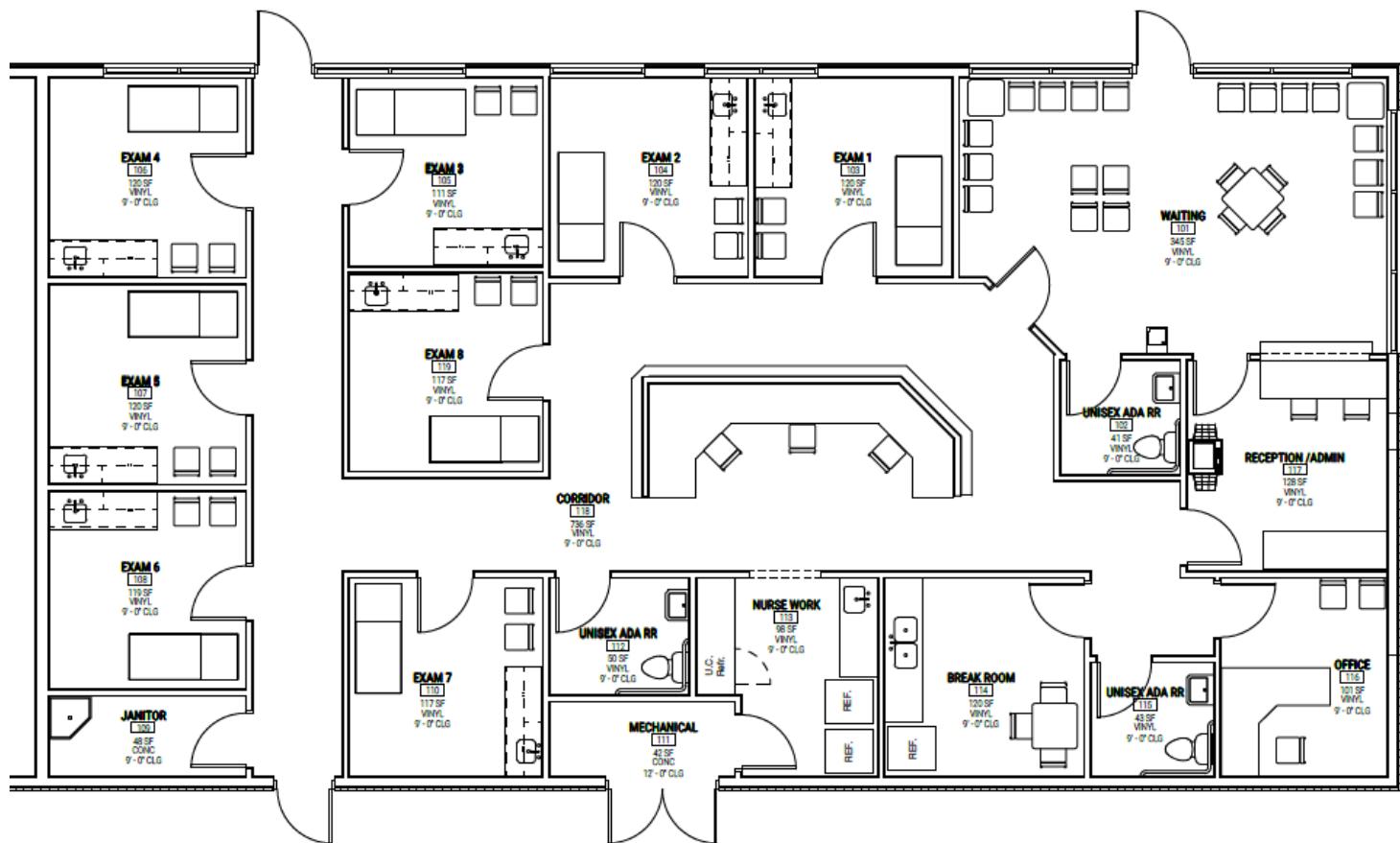
## ADDITIONAL PHOTOS



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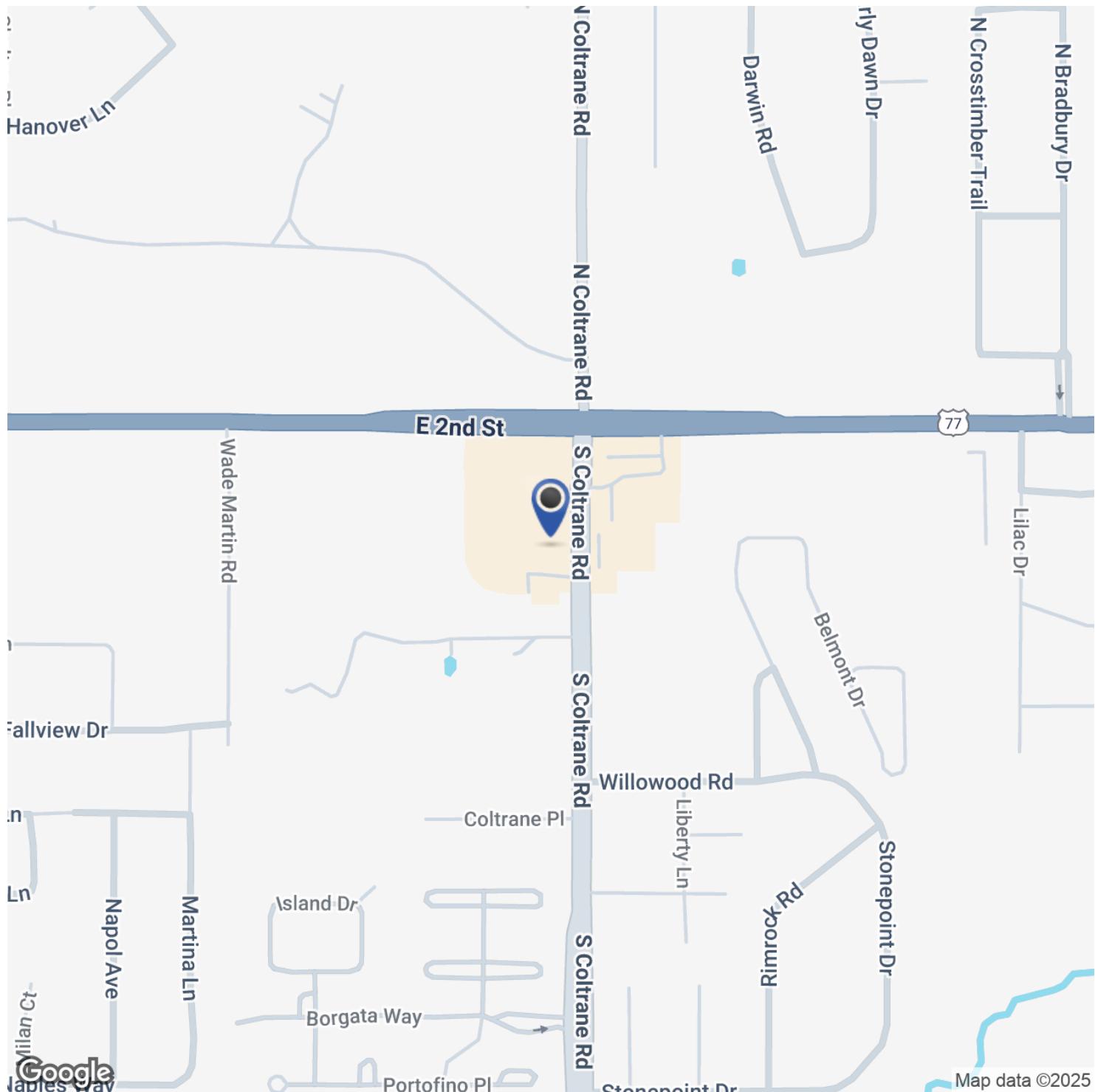
## FLOOR PLANS



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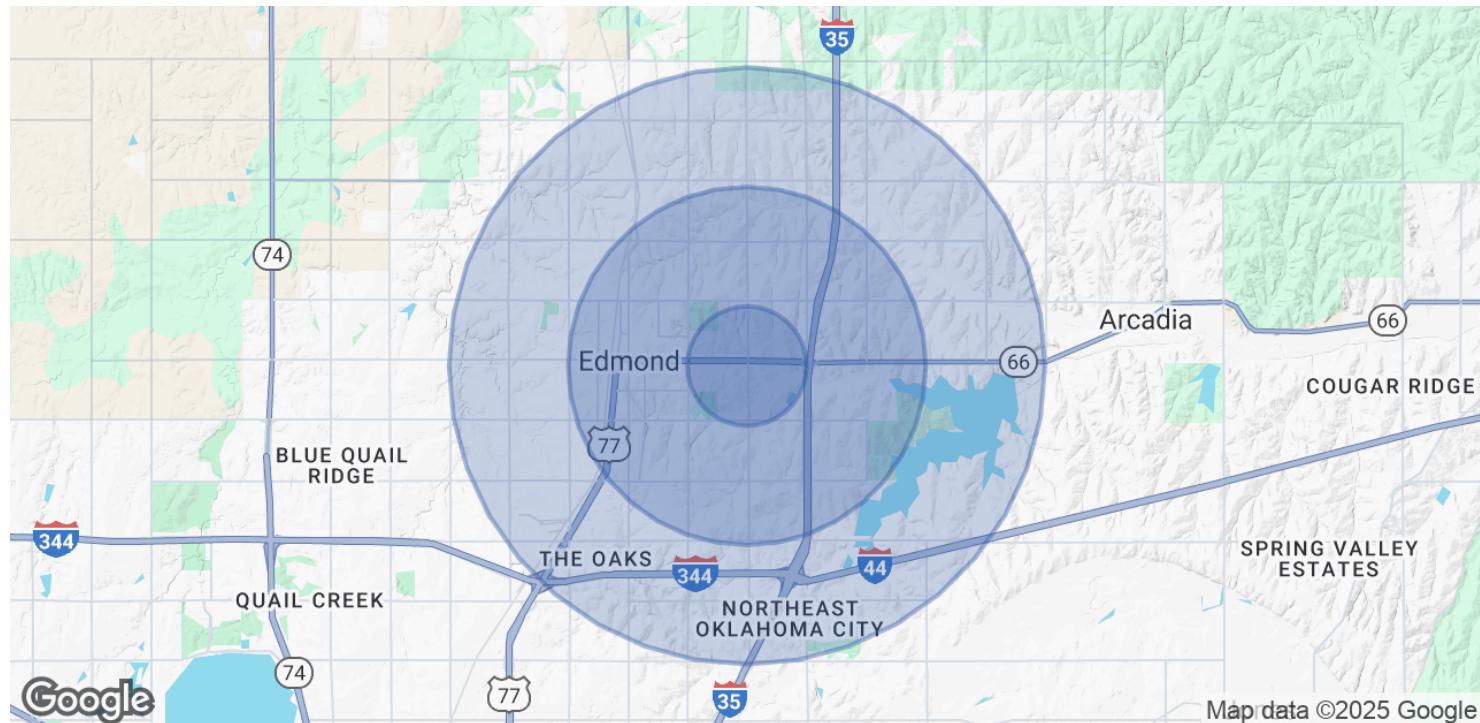
## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,839	53,050	115,983
Average Age	37	39	39
Average Age (Male)	36	38	38
Average Age (Female)	37	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,732	20,944	44,267
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$131,078	\$126,462	\$133,474
Average House Value	\$386,883	\$359,217	\$374,952

Demographics data derived from AlphaMap

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