

FOR LEASE

6679 Prosper Cir, Unit 3,
Edmond, OK 73034



JohnsonCommercialGroup.com



Offering Summary

Available SF: 1,947

Base Rate: \$15.00 SF/YR

NNN Rate: \$2.50 SF/YR

Lease Type: NNN

Zoning: PUD

Year Built: 2023

Chris Johnson
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405.435.3572

Property Overview

Located at 6679 Prosper Circle, Suite #3 in Edmond, Oklahoma, this versatile industrial flex condo offers excellent access near the I-35 and Waterloo Road interchange. The space includes approximately 1,320 SF of warehouse space with a 627 SF mezzanine, ideal for storage, workshop, office, or recreational use. Features include a full bathroom, lounge area with wet bar, 12' x 14' overhead door, 20' ceilings, full heating and cooling, AT&T fiber internet, and secure keypad entry, providing a functional and comfortable flex space in a prime North Edmond location.



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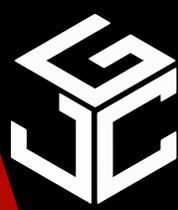
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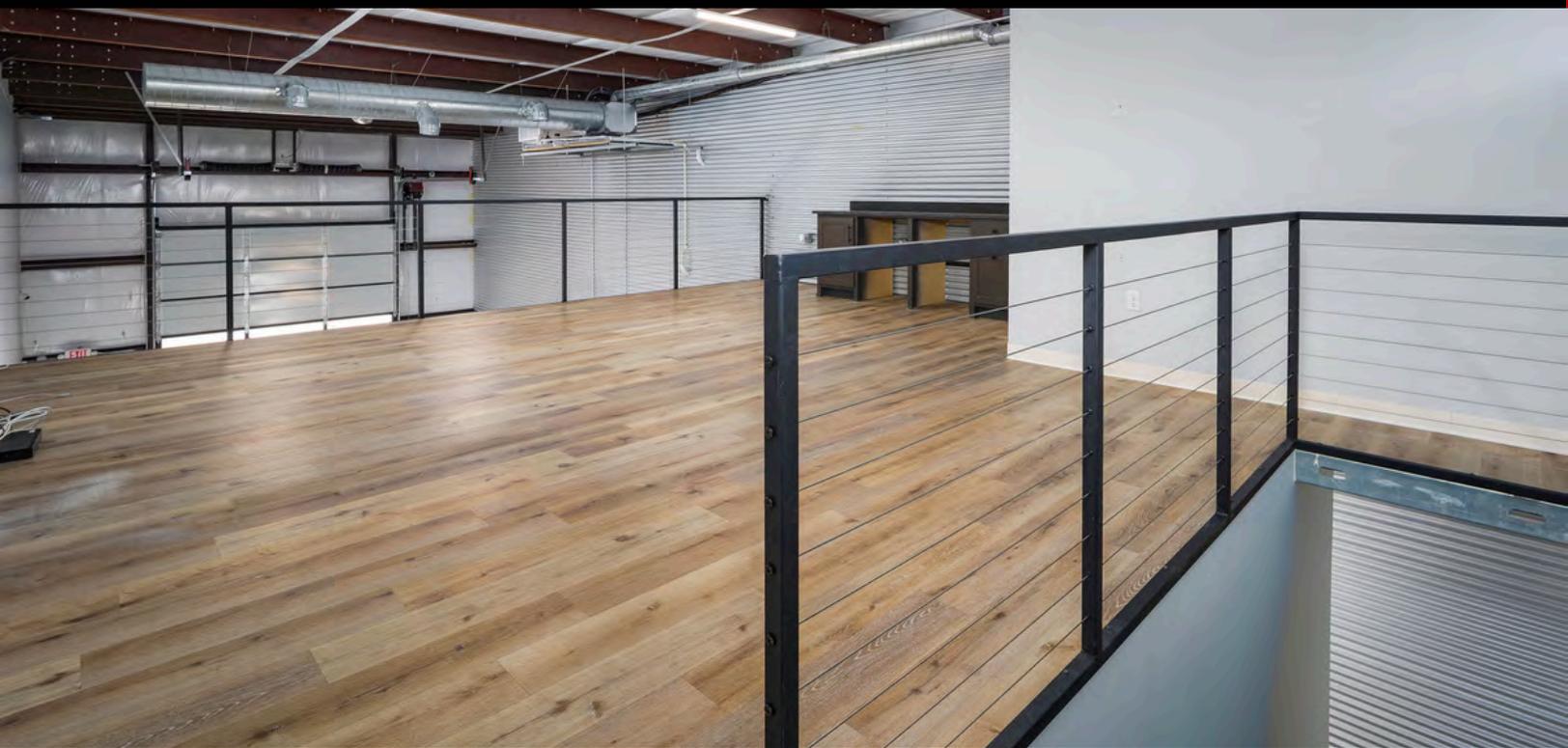
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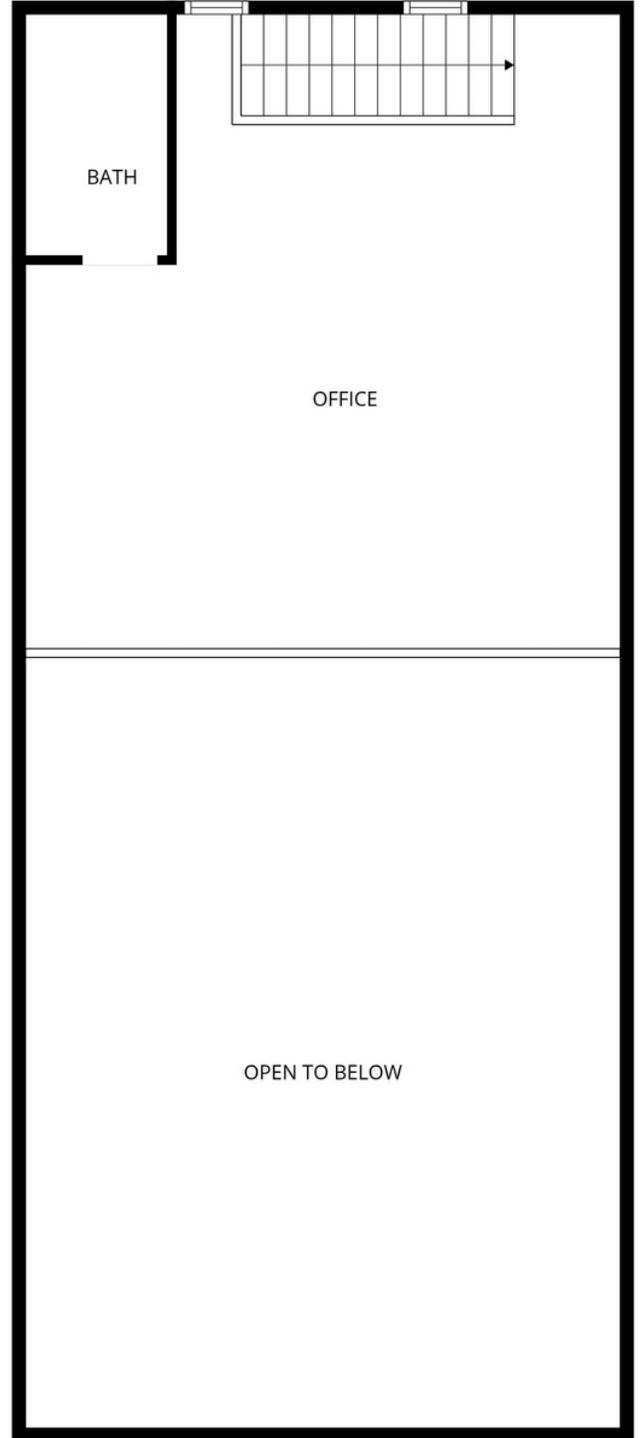
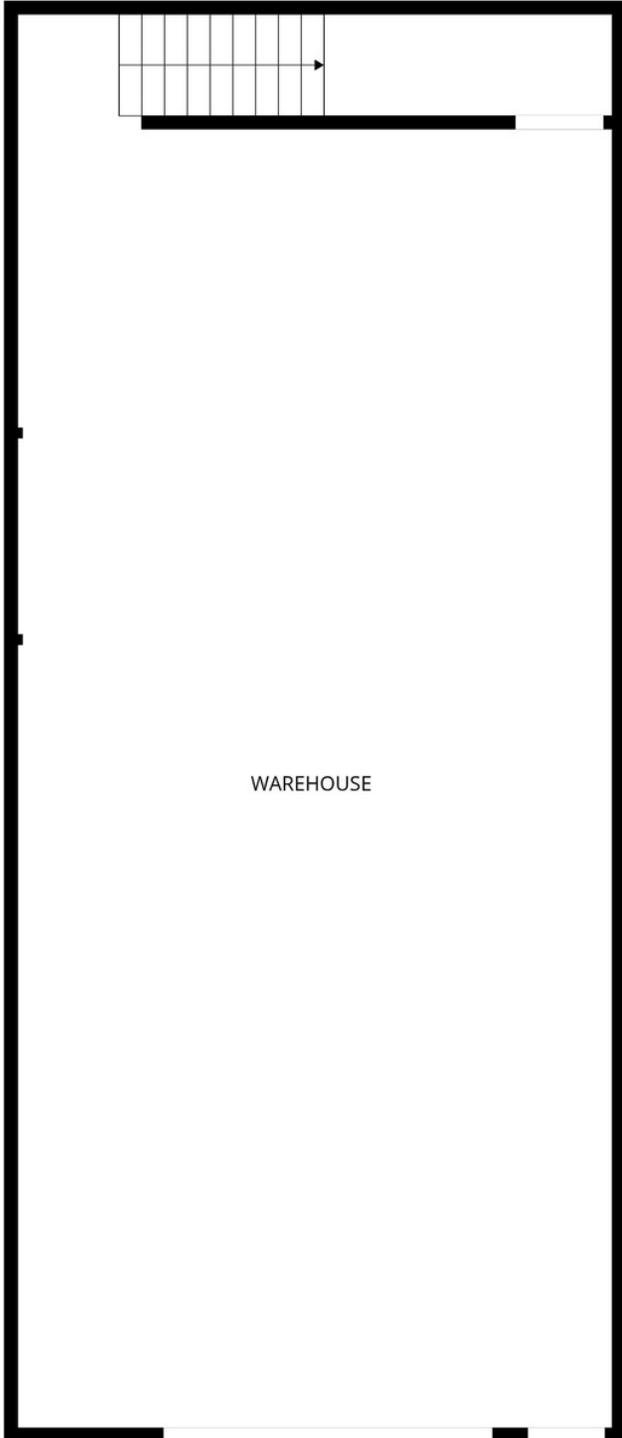
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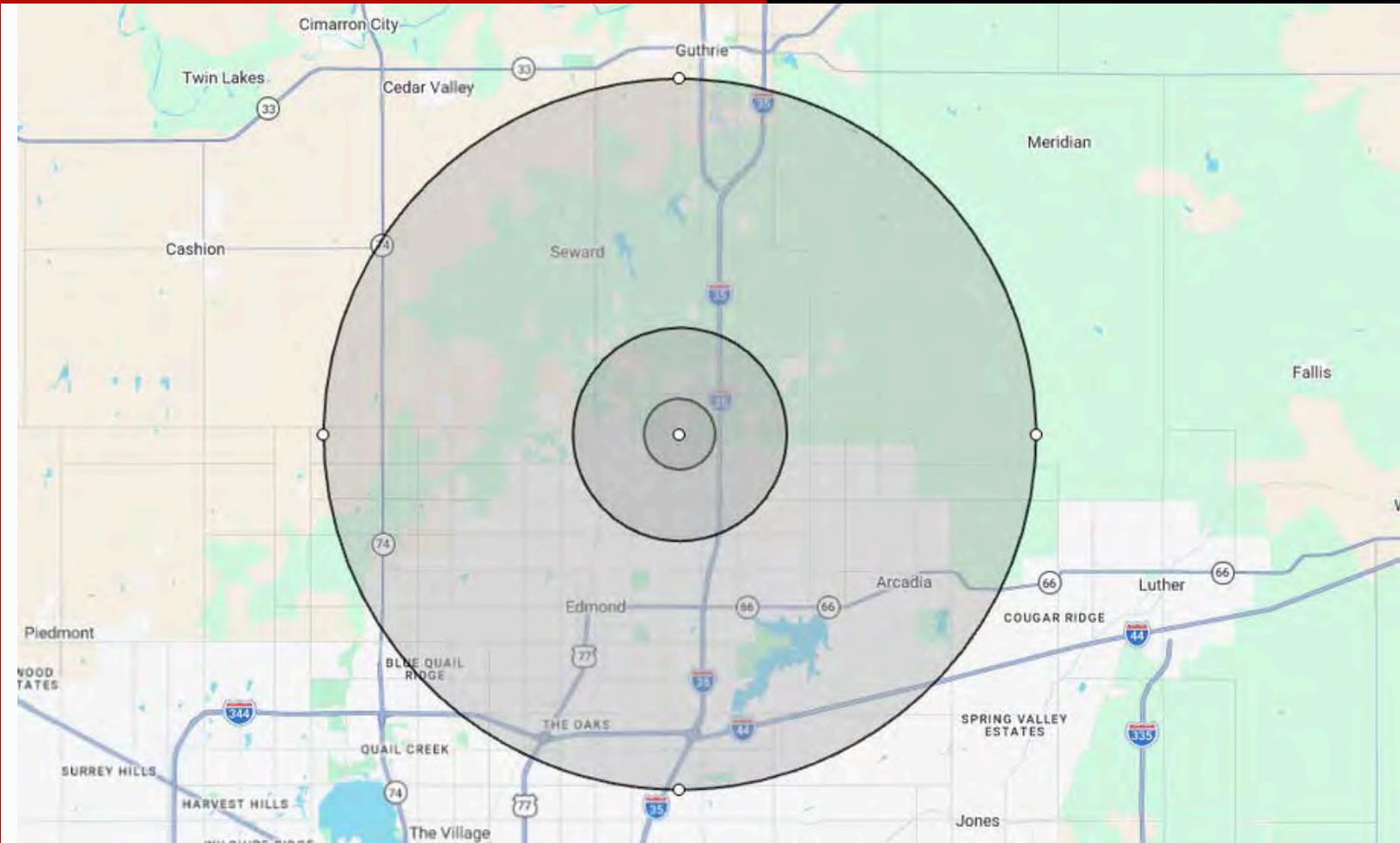
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Demographics

1 MILE

3 MILE

10 MILE

Population	2,496	18,934	198,907
Average Age	40	41	37
Employment	651	2,942	71,649
Households	872	6,432	74,499
Ave. Household Income	\$108,680	\$147,281	\$120,329
Median Home Value	\$309,776	\$366,543	\$275,940

Traffic Count

Average Daily Volume

7,427 Vehicles

Demographic data provided by CoStar

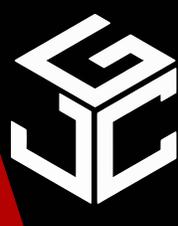
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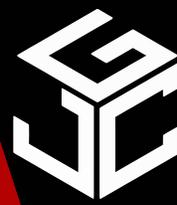
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