

SHOPPES AT QUAIL SPRINGS | 2ND FLOOR OFFICE SPACE

13601 N. MAY AVE, OKC, OK 73120



### PROPERTY DESCRIPTION

Offices at Quail Springs is a two story, mixed use office/retail center located at N May Ave & Kilpatrick Turnpike; one of the busiest intersections on the corridor.

The Memorial Corridor is a magnet for corporate business, containing over 1.5 million square feet of office space, with over half being Class A properties. A vast medical office community is anchored by some of the most advanced hospitals in the region (show images of the large hospitals and make sure logos can be read, then show smaller medical offices in the area) The businesses in the corridor are supported by over 1,200 hotel rooms and suites. Cattycorner to the Shoppes at Quail Springs is a Barnes & Noble Book Store.

### PROPERTY HIGHLIGHTS

- \$25.00 psf with \$0.50 psf annual increases
- Tenant pays janitorial

### OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (Full Service)
Available SF:	1,800 - 2,500 SF
Building Size:	72,799 SF
Lot Size:	91,000 SF
Zoning:	C-3

SPACES	LEASE RATE	SPACE SIZE	DESCRIPTION
Suite C	\$25.00 SF/yr	1,800 SF	Built Out
Suite D	\$25.00 SF/yr	2,500 SF	Shell Condition

### TRAFFIC COUNTS

N May Ave	north   south	25,134   21,022
W Memorial Rd	east   west	23,118   22,220
Kilpatrick Turnpike	east   west	69,404   70,826

### GEORGE WILLIAMS, CCIM

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# PRICE EDWARDS AND CO.

FOR  
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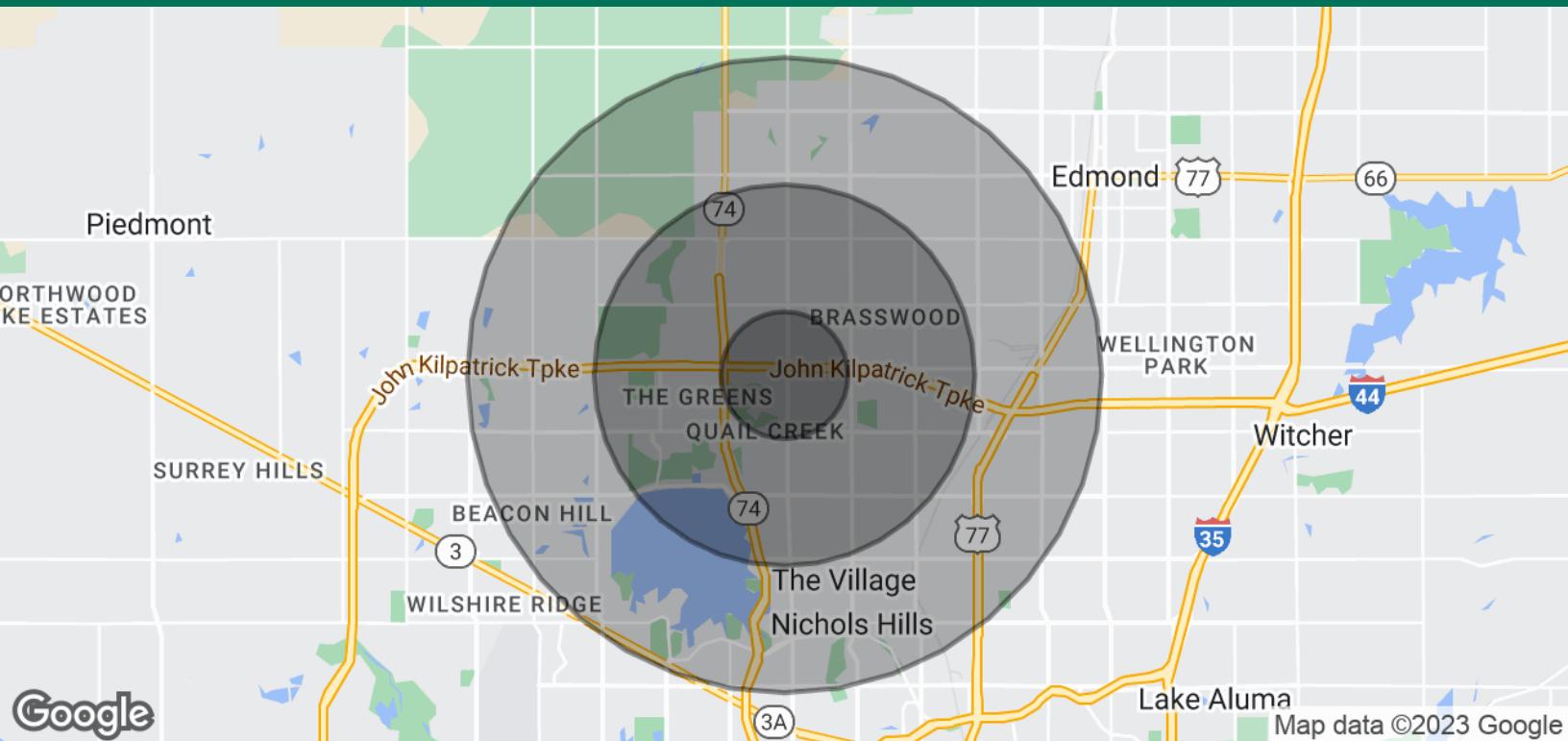
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,826	66,468	173,835
Average Age	31.3	36.8	36.8
Average Age (Male)	28.9	35.0	35.5
Average Age (Female)	32.5	37.9	37.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,789	33,208	78,962
# of Persons per HH	1.7	2.0	2.2
Average HH Income	\$57,775	\$82,245	\$88,953
Average House Value	\$126,370	\$199,134	\$212,342

\* Demographic data derived from 2020 ACS - US Census

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