

Penn Garden Office

17937 N Pennsylvania Ave, Edmond, OK 73012



PROPERTY OVERVIEW

2 suites available. Each consisting of 1,443SF with 4 offices/rooms, reception area, restroom, conference room & kitchenette.

Suite C - Perfect for medical. Solid surface floors throughout and sinks in every room.

Suite D - Great office space. Carpet in the offices and solid surface in all common areas.

PROPERTY SUMMARY

Available SF: 1,443 - 2,886 SF

Lease Rate: \$23.00 SF/yr (MG)

Lot Size: 0.71 Acres

Building Size: 5,660 SF

Building Class: A

Year Built: 2023

Market: Oklahoma City

Sub Market: Edmond

Cross Streets: NW 178th and Pennsylvania

FOR MORE INFORMATION, PLEASE CONTACT:

Chris Anderson, CCIM Principal | P: 405.285.2100 X103 | canderson@grantgroupok.com

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,443 - 2,886 SF	Lease Rate:	\$23.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
17937 - Suite C	Available	1,443 - 2,886 SF	Modified Gross	\$23.00 SF/yr	-
17937 - Suite D	Available	1,443 SF	Modified Gross	\$23.00 SF/yr	-

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SUITE C



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SUITE D



SUITE D



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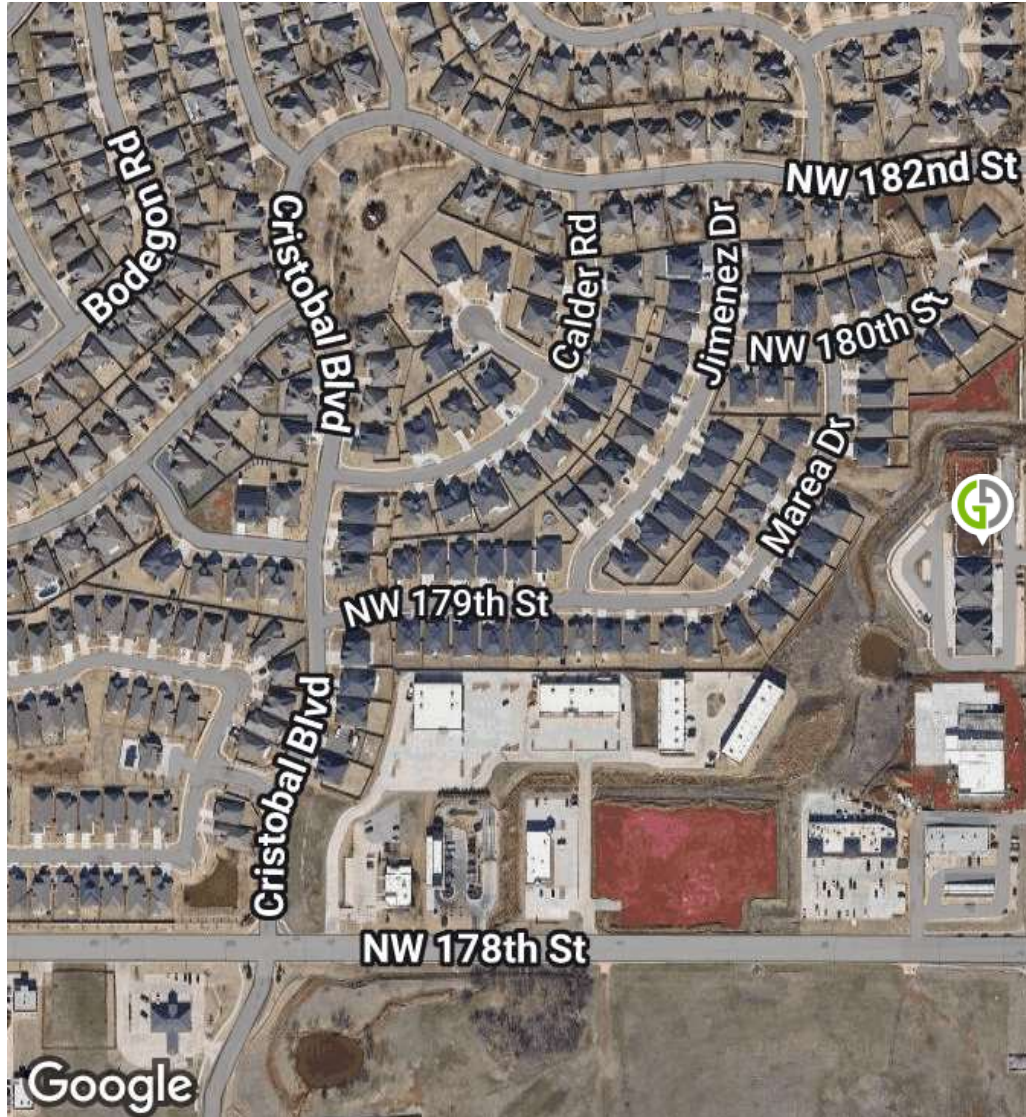
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,935	76,828	154,801
Average Age	35	37	38
Average Age (Male)	34	36	37
Average Age (Female)	36	38	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,064	28,320	61,437
# of Persons per HH	2.9	2.7	2.5
Average HH Income	\$139,904	\$133,520	\$121,743
Average House Value	\$345,377	\$348,531	\$342,584

Demographics data derived from AlphaMap

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CHRIS ANDERSON, CCIM

Principal

canderson@grantgroupok.com

Direct: **405.285.2100 x103** | Cell: **405.408.9098**

PROFESSIONAL BACKGROUND

Chris Anderson is a principal and one of two managing partners of Grant Group. Chris specializes in the acquisition and disposition of income producing properties with an emphasis on car washes, self storage, multifamily and net leased buildings.

Prior to forming Grant Group, Chris was both a top performing investment advisor for another prominent commercial real estate firm in Oklahoma as well as an associate for a well known real estate investment trust (REIT) that owns and operates over 26,000 apartment units and roughly 2,000,000 SF of retail space stretching from New Jersey to Florida and throughout the central U.S. in states such as Oklahoma, Kansas and Missouri. Chris was responsible for overseeing all aspects of leasing and marketing for the firm's Oklahoma portfolio. He was also an integral part of a small group of individuals that evaluated potential acquisitions for the company.

Chris attended the University of Central Oklahoma where he studied business administration. He holds the very prestigious Certified Commercial Investment Member (CCIM) designation which approximately only 6% of the 150,000 commercial practitioners nationwide hold.

Chris currently serves on the Board of Directors for the Edmond Chamber of Commerce as well as the Edmond Park and Recreation Board.

He is also a member of the National Association of Realtors (NAR), Realtors Commercial Alliance (RCA) and the Commercial Real Estate Council (CREC).

Grant Group
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405.285.2100

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