



PRICE: \$16.00 SF/YR FULL SERVICE

3101 TECHNOLOGY DRIVE

Edmond, OK 73013

Jake Wilburn

Broker Associate

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PROPERTY SUMMARY



Property Description

3101 Technology Drive sits in one of Edmond's most desirable business corridors, with quick access to the Kilpatrick Turnpike and Broadway Extension. Positioned just northeast of 33rd & Kelly, the property benefits from strong connectivity and is surrounded by a wide range of dining, retail, and service amenities.

The offering includes 10,000 square feet on the south side of this standalone flex/office building, complete with a dedicated entrance and generous on-site parking. The space features an expansive, open layout and is being transitioned to white-box condition, providing an ideal canvas for a customized build-out. Its flexible configuration makes it well-suited for a variety of office or light flex users seeking convenience, visibility, and adaptability in a prime Edmond location.

Property Highlights

- 10,000SF Available
- Ample Parking
- Premier Edmond Location
- Open, Flexible Layout

Offering Summary

Lease Rate:	\$16.00 SF/yr (Full Service)
Available SF:	10,000 SF
Lot Size:	5.19 Acres
Building Size:	35,910 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,174	29,775	68,104
Total Population	7,339	72,741	169,066
Average HH Income	\$92,697	\$105,995	\$113,209

LOCATION MAP



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
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Total Population	7,339	72,741	169,066
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Average Age	37	38	38
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Average Age (Male)	35	36	37
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Average Age (Female)	39	39	39
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Households & Income	1 Mile	3 Miles	5 Miles
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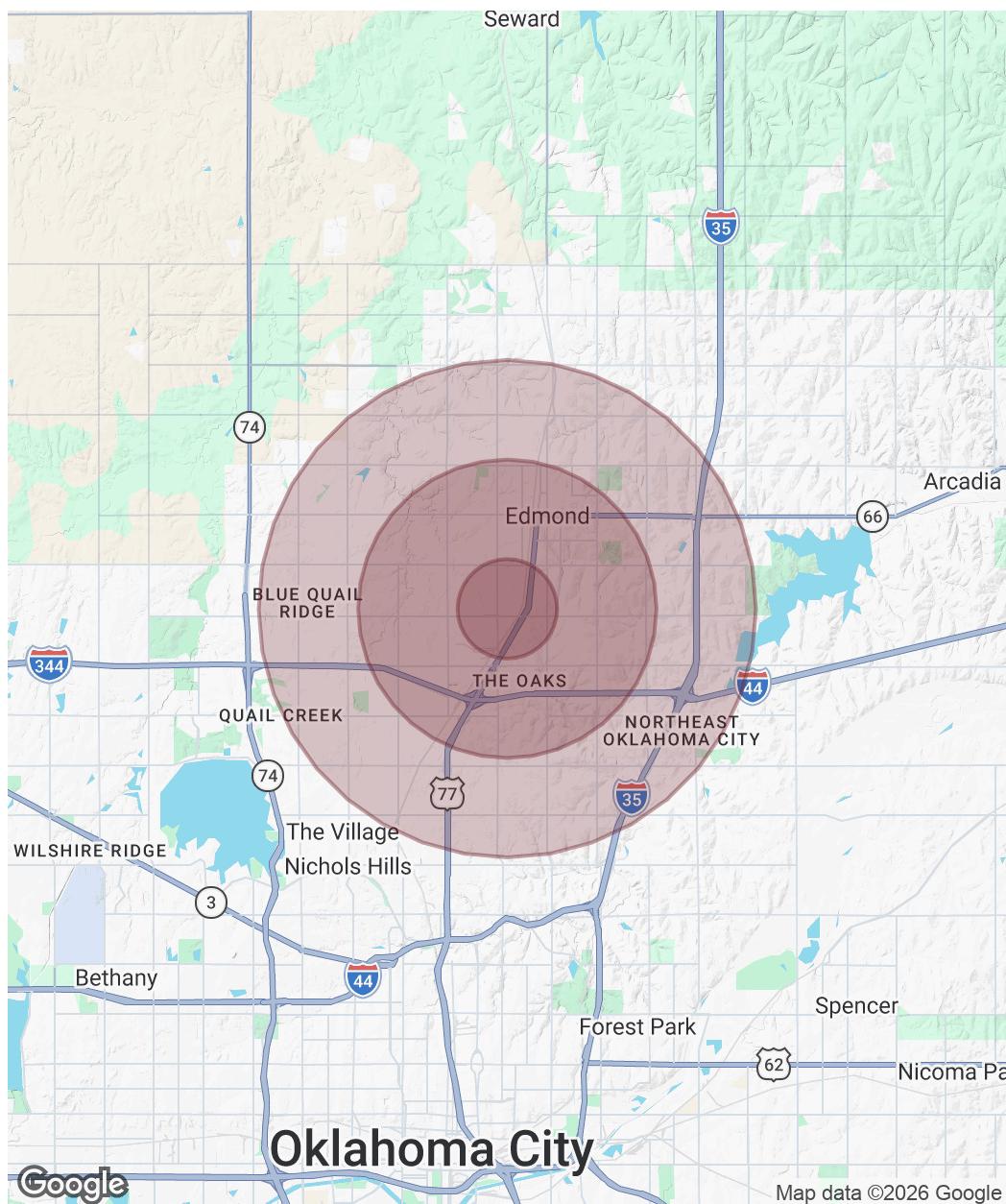
Total Households	3,174	29,775	68,104
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# of Persons per HH	2.3	2.4	2.5
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Average HH Income	\$92,697	\$105,995	\$113,209
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Average House Value	\$294,221	\$296,876	\$322,536
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Demographics data derived from AlphaMap



ADVISOR BIO 1



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Professional Background

Jake joined Moriah Brokerage Services in February 2023 as a Broker Associate in the Oklahoma City office. Prior to transitioning into commercial real estate, he spent six years in the building industry, where he served as an Assistant Sales Manager and developed a strong foundation in sales, construction processes, and client relations. That experience ultimately led him to pursue a career in commercial brokerage, where he applies a practical, deal-oriented approach to every transaction.

Education

Jake graduated from Oklahoma Christian University with a BBA in Business Management.

Memberships

Economic Club of Oklahoma

Commercial Real Estate Council (CREC)

Edmond Young Professionals (EYP)

Oklahoma City Young Professionals (OKCYP)

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