

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (MG)
Building Size:	6,501 SF
Available SF:	1,240 SF

### PROPERTY OVERVIEW

Ample Parking  
Kitchenette  
Convenient Access to I-44 and I-240

### LOCATION OVERVIEW

Multi-tenant office building, 6501 sf, in Moore, OK, within a nice office addition. Ideal for diverse businesses seeking a professional setting. Strategically located for accessibility and prominence, fostering collaboration and networking. Tailor your workspace within this esteemed office enclave.

### PROPERTY HIGHLIGHTS

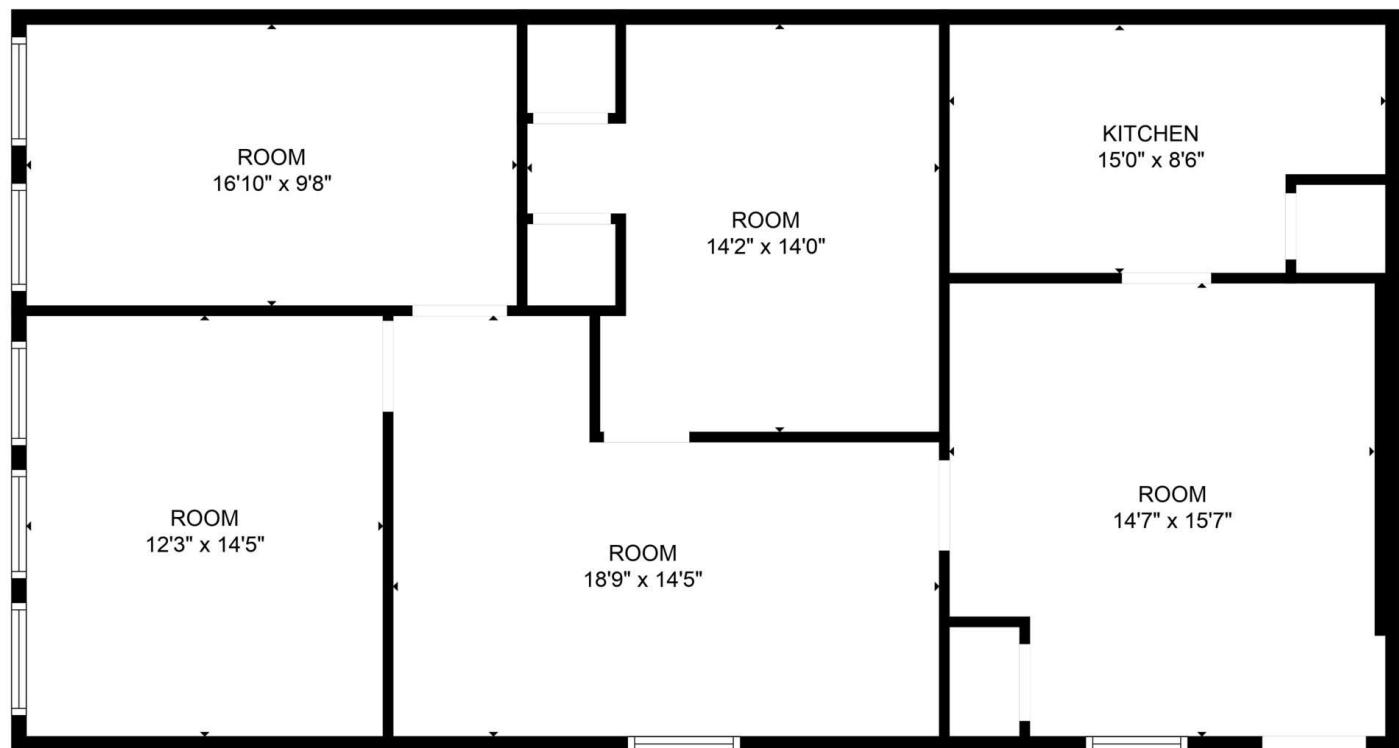
- Ample Parking
- Kitchenette
- Convenient Access to I-44 and I-240

SPACES	LEASE RATE	SPACE SIZE
Suite A	\$14.00 SF/yr	1,240 SF

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## FLOOR PLANS- SUITE A



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

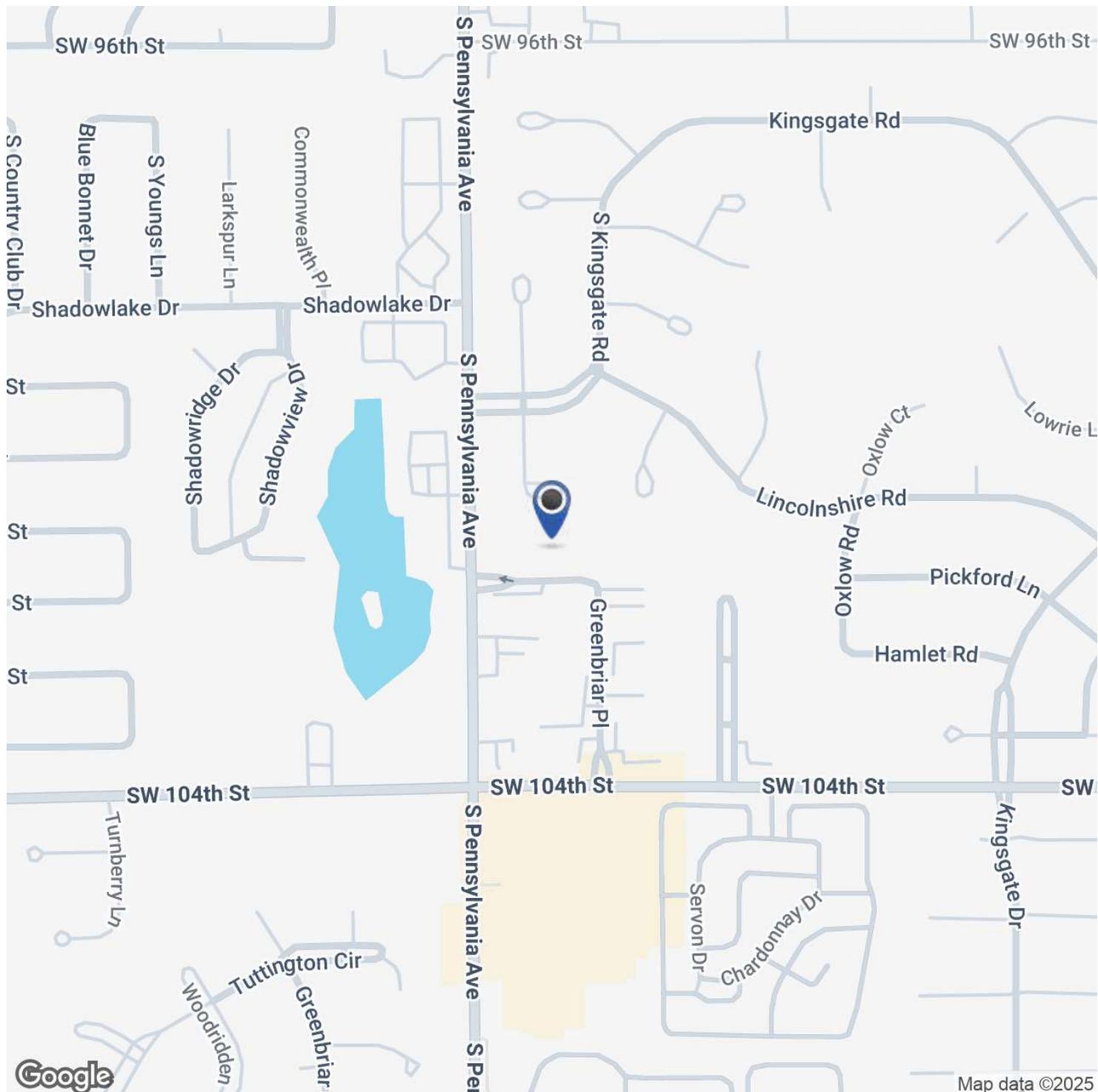
## ADDITIONAL PHOTOS



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## LOCATION MAP



TYLER HUXLEY

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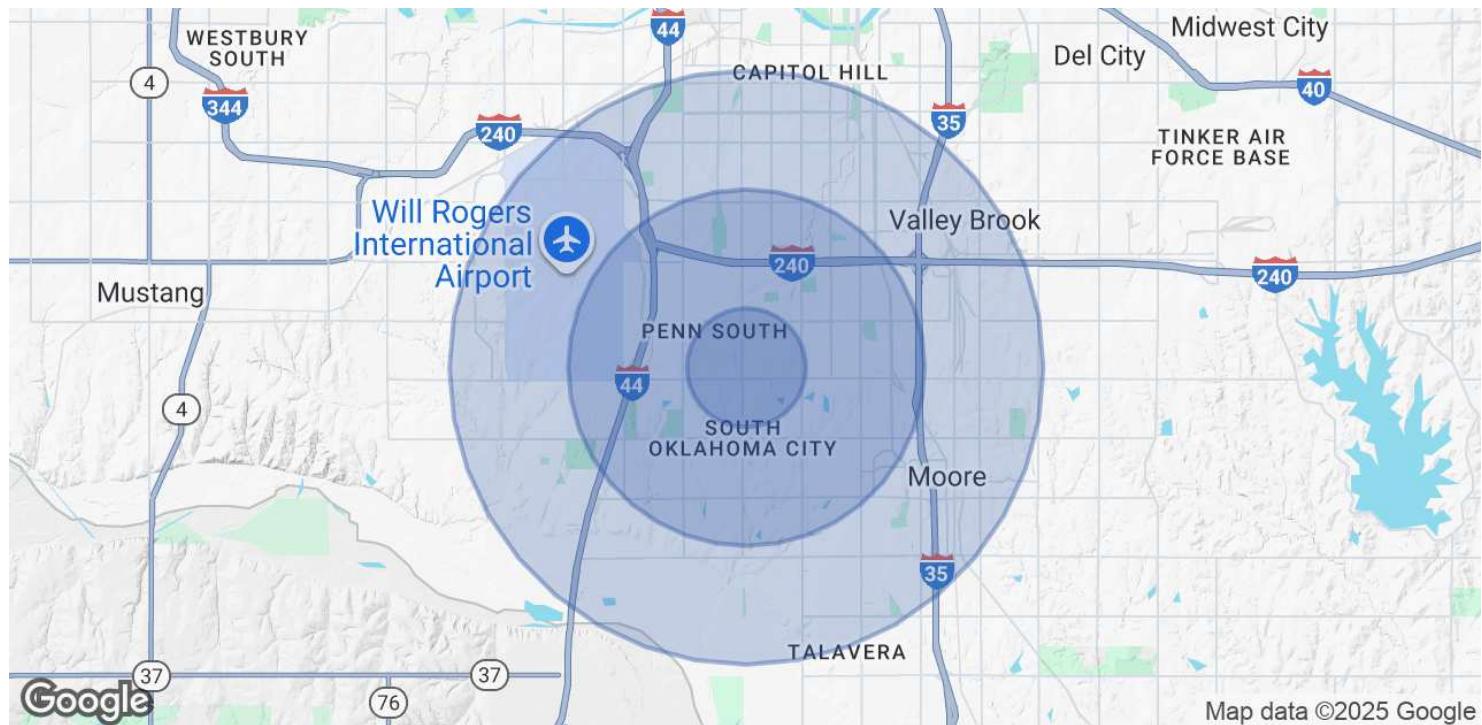
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## DEMOGRAPHICS MAP & REPORT



Map data ©2025 Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,373	93,156	194,607
Average Age	42	39	37
Average Age (Male)	41	38	36
Average Age (Female)	44	40	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,621	36,283	71,945
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$87,930	\$81,483	\$75,413
Average House Value	\$255,793	\$221,017	\$195,359

Demographics data derived from AlphaMap