

General/Medical Office Space

FOR LEASE

25 NW 146th Street, Edmond, OK



TRIC

EXCLUSIVELY LISTED BY

Jonathan Thompson

Partner

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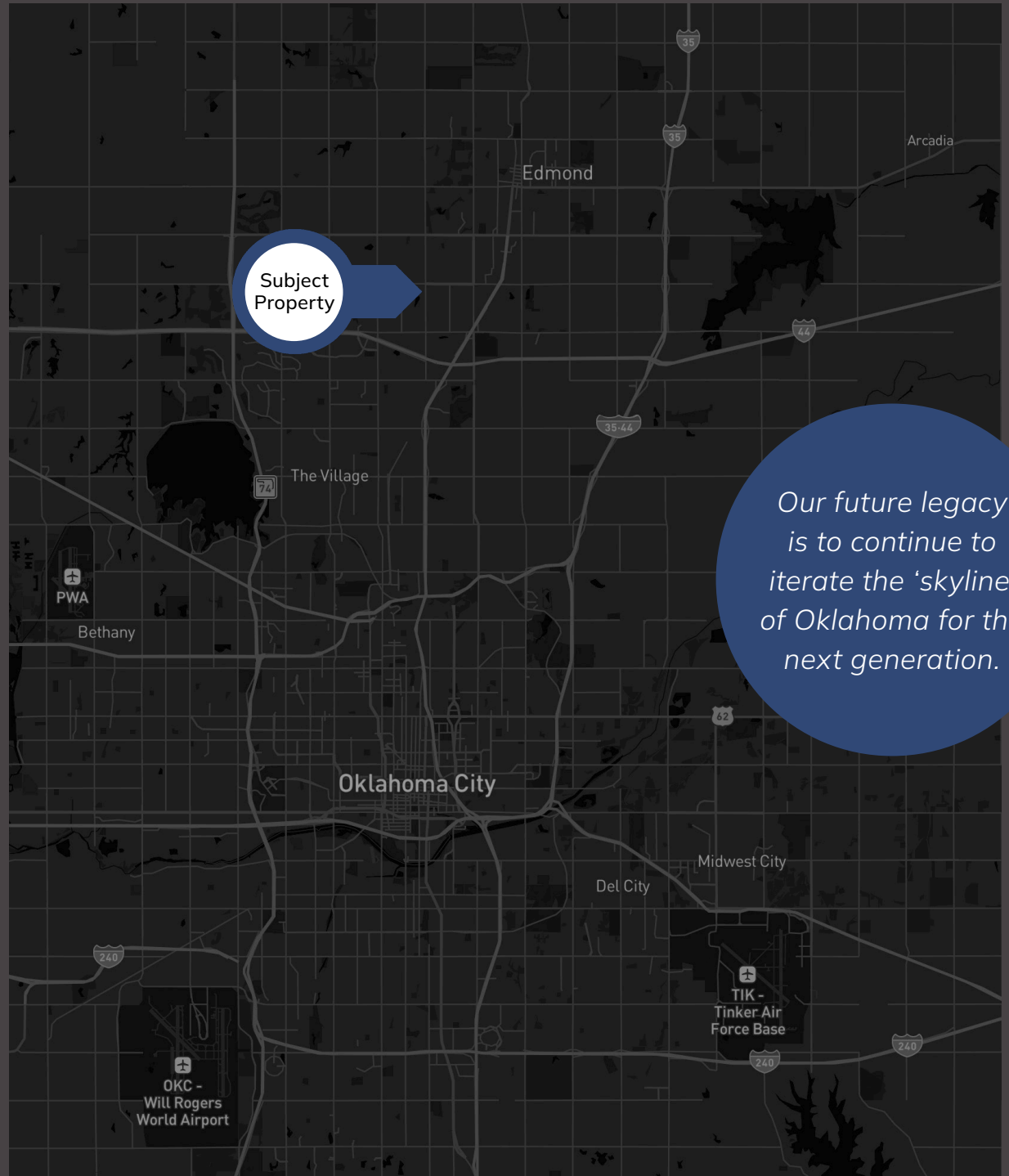
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3856 S. Boulevard, Suite 240
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PROPERTY HIGHLIGHTS



25 NW 146th St,
Edmond, OK 73013

Square Footage

9,494 SF

Year Built

2015

Land Size

1.44 Acres

Parking

56 Spots

Building Height

14'

30' x 40' Garage/Warehouse

2 storm shelters and 18' wide roll-up door

LEASE
RATE
\$21/PSF

Professional Office Setting

9,494 SF stand-alone building on a landscaped 1.44-acre parcel, delivering a quiet campus feel with direct frontage on NW 146th Street.

Highly Accessible Edmond Location

One light west of Broadway Extension and three minutes to the Kilpatrick Turnpike, giving rapid reach to Edmond, Quail Springs, and the broader OKC metro.

Flexible Floor Plans

The current layout is a perfect blend of private offices, meeting areas, efficient workspaces, and private gym for managers/ execs. Easily flexible to fit a variety of uses.

Abundant Surface Parking

Large onsite lot designed for a $\pm 5/1,000$ RSF ratio, allowing employees and visitors front door convenience.

Modern Infrastructure

Access Control Systems in place, as well as fiber-ready connectivity from multiple carriers—turnkey for today's data-driven businesses.

Prominent Signage & Visibility

Monument and façade signage opportunities available.

KEY ATTRIBUTES

25 NW 146th Street delivers a rare blend of boutique privacy and regional connectivity. Nestled just off Memorial Road, this property places tenants minutes from Edmond's affluent rooftops, Quail Springs' retail amenities, and the corporate corridors along Penn and May. The single-story, steel-frame construction features generous window lines that flood interiors with natural light, while full-height interior walls, private offices, and upgraded LED lighting create a first-class workspace.



Strategic Position

< 2 mi to Mercy Hospital & Integris Health; 5 mi to the University of Central Oklahoma—ideal for professional services that value proximity to decision-makers and healthcare campuses.

24/7 Tenant Control

Electronic access and individually metered HVAC enable after-hours flexibility.

Collaborative Layout Potential

Clear-span truss design allows rapid re-configuration for open office, medical, or creative studio concepts.

Commercial Zoning

Property is zoned Commercial (general office); medical, professional, financial, or flex administrative uses are welcome.

Whether you need corporate headquarters, a client-forward professional suite, or a creative studio, 25 NW 146th empowers teams with the convenience, parking, and image needed by workforce talent today.

AERIAL MAP

With household incomes approaching \$90K inside a one-mile ring and traffic counts that funnel regional professionals past the site each day, 25 NW 146th positions your business in the growth engine of north Oklahoma City & Edmond.

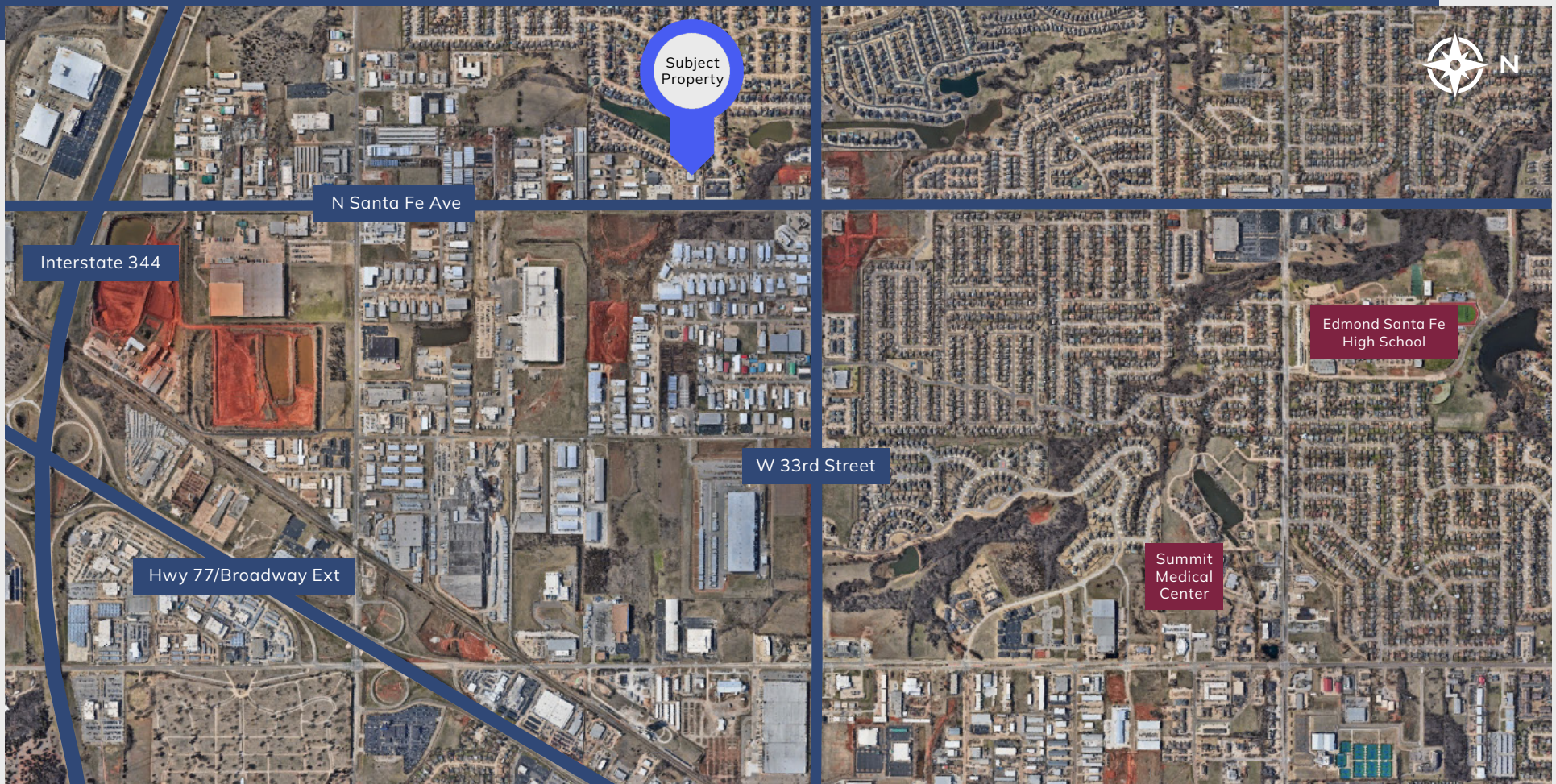
DRIVE TIMES FROM PROPERTY

2 min Chisholm Creek Retail

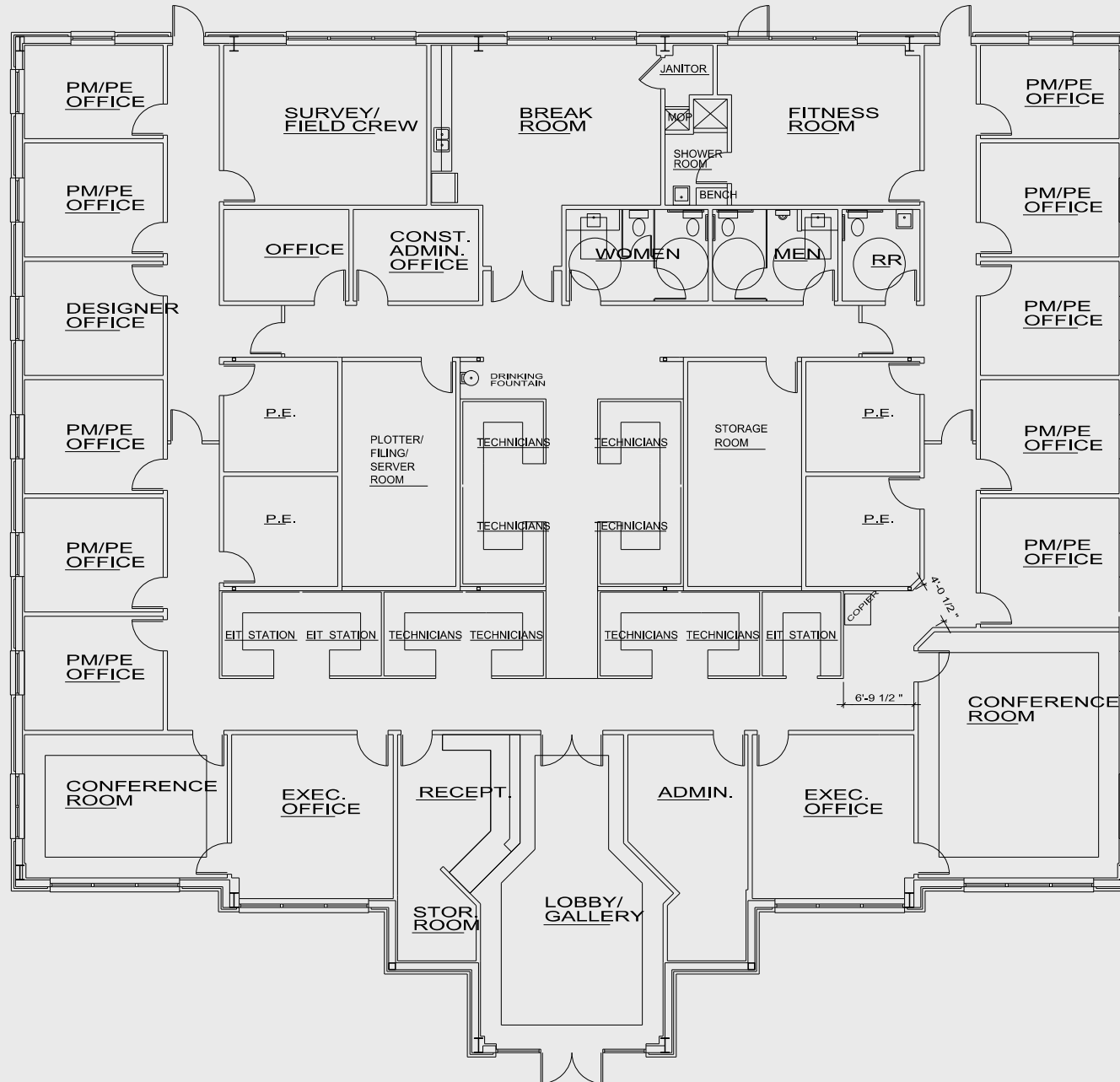
5 min Mercy Hospital & Integris Health Campuses

8 min Downtown Edmond Dining, UCO & New AXIS Innovation District

15 min Will Rogers World Airport via I-44



FLOOR PLAN



LOCATION OVERVIEW

Edmond is located in Oklahoma County, Oklahoma, and is a part of the Oklahoma City (OKC) metro area in the central part of the state. The population of Edmond was 98,103 in 2023, making it the fifth-largest city in Oklahoma, while the larger OKC metro area has an estimated population of more than 1.4 million.

With low business costs, a strong workforce, and affordable property, Edmond offers numerous resources to help businesses stay competitive. More than 55% of residents have at least a bachelor's degree, giving Edmond one of the most educated workforces in the state. Within a commute time of 20 minutes, employers have access to more than 680,000 workers and another 100,000 students attending area colleges and universities. Some of the largest employers in Edmond include the University of Central Oklahoma, Integris Health, Mercy Edmond, OU Medical Center, and Crest Foods.

See which two Oklahoma cities *Southern Living* called 'Best Cities On The Rise' >>

Residents of Edmond enjoy a cost of living well below the national average in a city rich with culture, entertainment and art. The city also has a thriving healthcare industry that includes major providers like Integris Health, Mercy, OU Health, SSM Health and Summit Medical Center.

Home to two major universities and a nationally recognized technology center, Edmond is a city rich in education and training. The University of Central Oklahoma has an enrollment of approximately 12,200 and offers 119 undergraduate areas of study and 80 graduate majors, while Oklahoma Christian University enrolls around 2,500 students each year, focusing on 65 undergraduate programs. In addition, Francis Tuttle Technology Center partners with Edmond Public Schools and area businesses to serve the community with workforce development programs and services. Francis Tuttle's Edmond location, the Danforth Campus, opened in August 2021, and houses career training programs, multiple college-prep academies, AXIS (business incubator), design thinking studios, and a product realization lab.

Edmond is also home to the state's third-largest school district. From a 1970 population of 4,000 students, they have grown to serve over 25,000. The district is also the state's most honored public school district, with 11 nationally recognized Blue Ribbon Schools and all three high schools listed among America's Best High Schools by Newsweek.



PROPERTY PHOTOS



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