

L u x u r y F L E X R E T A I L & O F F I C E



15517 N PENNSYLVANIA AVE

CBRE

COMING MAY 2026 TO NORTH OKC

O K L A H O M A C I T Y



# SITE PLAN

**SALE PRICE**  
\$750,000



**LEASE RATE**  
\$24.00 PSF



**CONDITIONS**  
Built-to-Suit

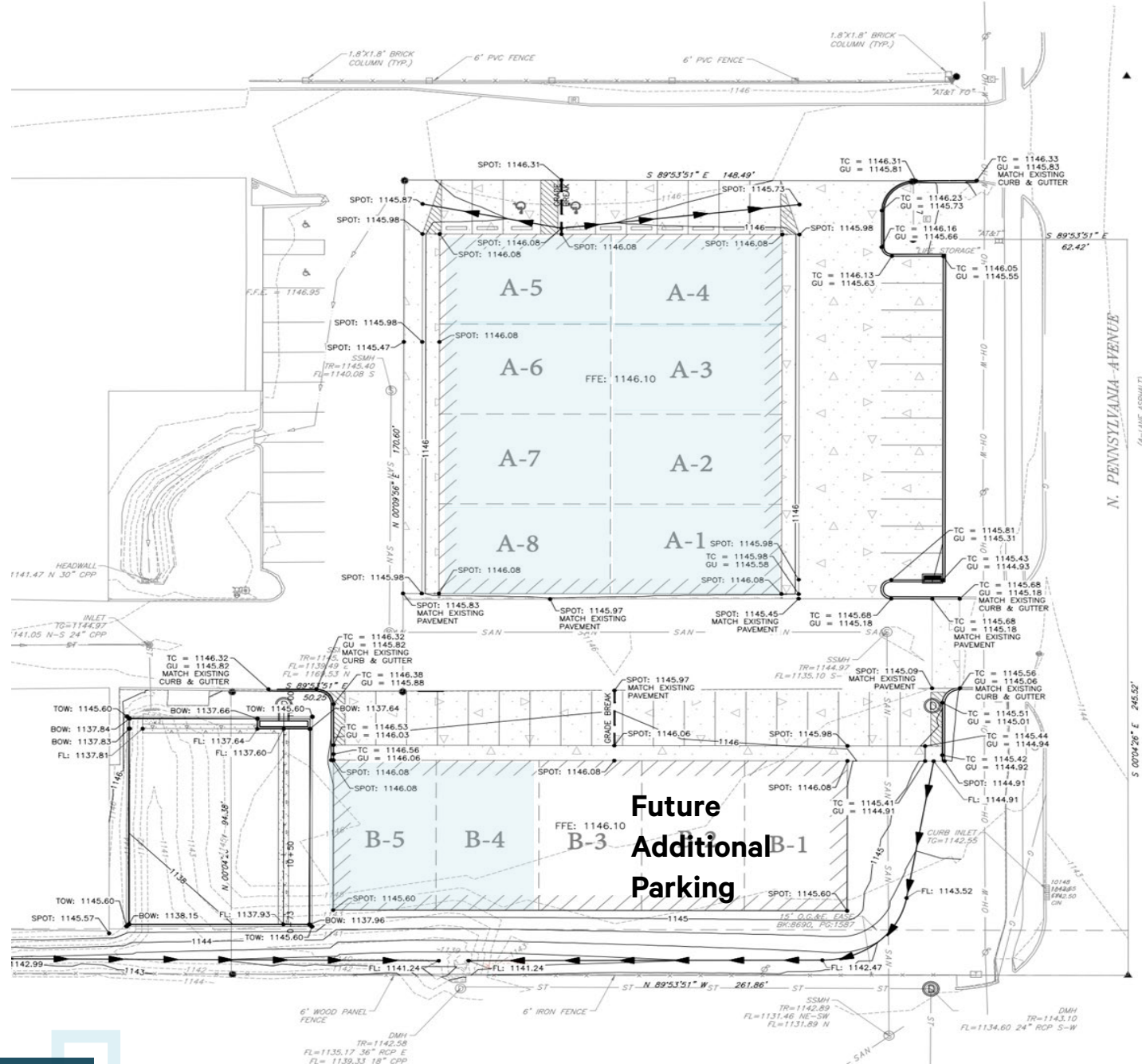


## EACH UNIT FEATURES

- 3,000± SF on two floors.
- 10' Glass rollup door
- Two restrooms
- Kitchenette

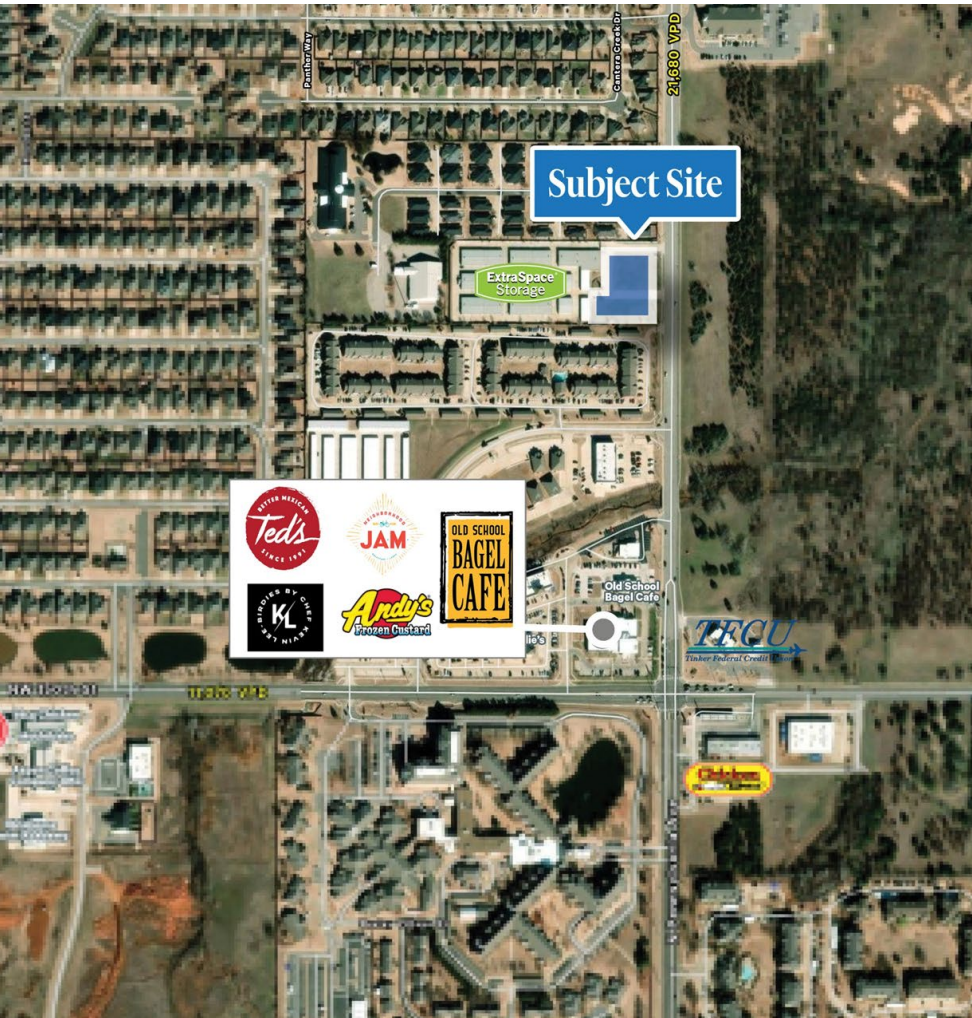
## (5) END UNITS FEATURE

- Juliet balcony



# PENNFLEX

Pennflex offers a unique opportunity to own a modern, flexible workspace in Oklahoma City with a perfect blend of functionality, visibility, and convenience.



## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
<b>POPULATION</b>			
2025 Population	13,620	82,811	179,313
2030 Population - Projection	13,872	84,736	183,130
2025-2030 Annual Population Growth	0.4%	0.5%	0.4%

## HOUSEHOLD INCOME

	1 MILE	2 MILES	3 MILES
Average Household Income	\$103,951	\$114,422	\$105,151
Median Household Income	\$82,561	\$88,953	\$81,043

## DAYTIME EMPLOYMENT

	1 MILE	2 MILES	3 MILES
# of Employees	2,788	36,256	94,923
# of Businesses	433	4,389	12,077

## TRAFFIC COUNTS


STREET NAME	VPD
N Pennsylvania Ave	20,264
NW 150 <sup>th</sup>	20,136
NW 155 <sup>th</sup> St & N Penn	19,679

**FLEXIBLE BUILT-TO-SUIT OPTIONS, ALLOWING YOU TO CREATE THE IDEAL ENVIRONMENT FOR PRODUCTIVITY AND GROWTH.**

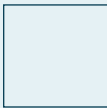
# AERIAL



LUXURY FLEX RETAIL & OFFICE



15517  
PENN AVE



C O N T A C T  
U S



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