

Office For Lease

# Timber Crest Park

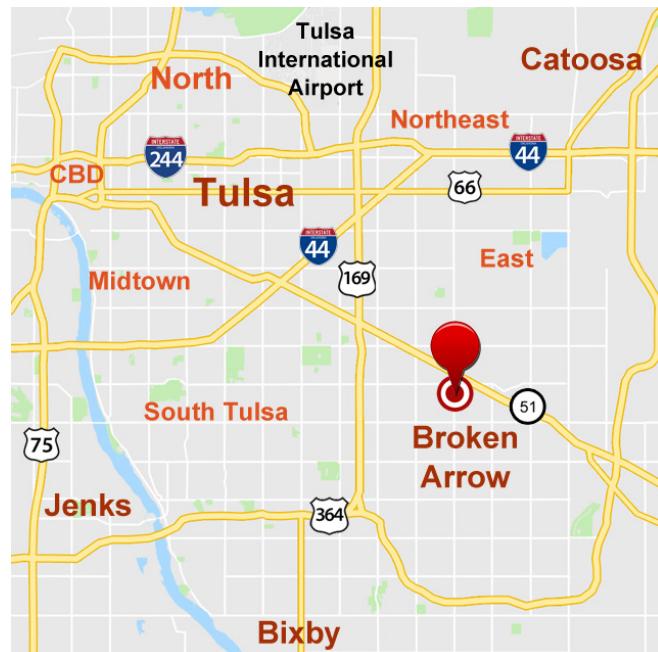
1700 W Albany Broken Arrow, OK 74012

**WIGGIN**  
PROPERTIES, LLC



## Property Features

- SF Available: +2,317 - 13,179 (Would Consider Demising)
- Available space features large, open layouts with plenty of natural light flooding the suite
- Opportunity to have suite with overhead door with large storage/flex space
- Convenient access to Broken Arrow Expressway provides easy commute from the greater Tulsa metro area
- Located near the popular Rose District
- Hotels, restaurants, retail, St. John's hospital all within a 1/2 mile of the property
- Monument signage available
- ± 109 Parking Spaces
- Zoned CG



**Call Shawna Hale, CCIM, at 918.282.8664 or John Watchous at 918.991.8519**

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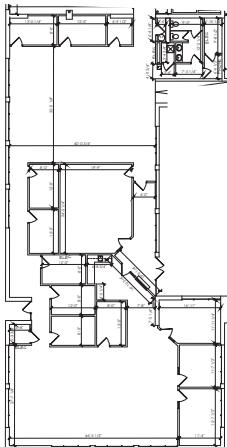
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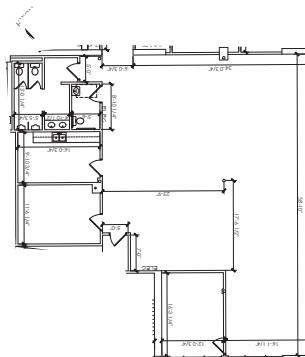
## Suite 500-521

- $\pm$  13,179 SF
- 2 story office space
- Space includes reception area, fifteen (15) offices, conference room, breakroom, 3 restrooms, and multiple large open work spaces/bullpen areas

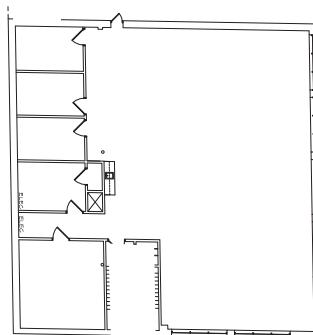
## Suite 500



## Suite 520



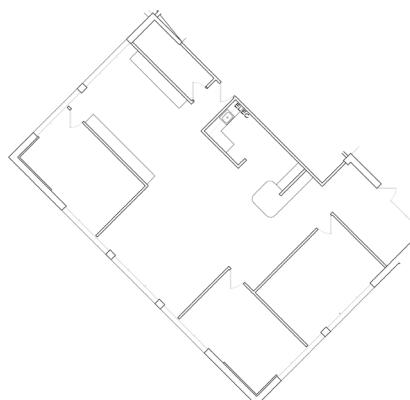
## Suite 521



## Suite 300

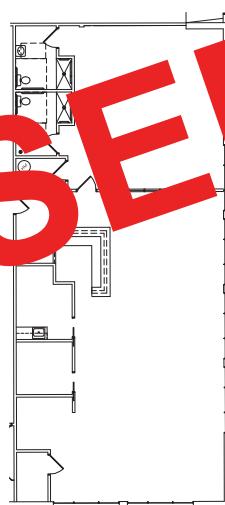
## Suite 300

- $\pm$  2,317 SF
- Space includes reception area, three (3) private offices, breakroom, and large open bullpen area
- Nice finish
- Separate entrance



## Suite 320

- $\pm$  2,906 SF
- Space includes reception area, two (2) private offices, breakroom, large open work space, and two (2) ADA Restrooms.



**LEASED**

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## Demographics

| 2024                  | 1 Mile   | 3 Miles  | 5 Miles  |
|-----------------------|----------|----------|----------|
| Population            | 5,530    | 72,409   | 196,482  |
| Average HH Income     | \$87,628 | \$87,956 | \$80,994 |
| Owner Occupied Units  | 1,058    | 16,538   | 45,004   |
| Renter Occupied Units | 1,341    | 12,225   | 33,788   |

## Traffic Counts

| Street            | Traffic Count |
|-------------------|---------------|
| Broken Arrow Expy | 80,456 ('25)  |
| E 61st St S       | 10,572 ('25)  |
| N Aspen Ave       | 32,017 ('25)  |

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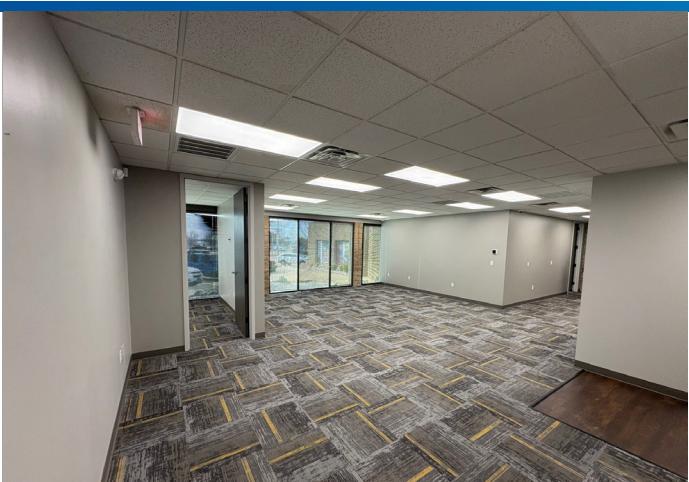
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## Floor Plan



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