

Office For Lease

Timber Crest Park

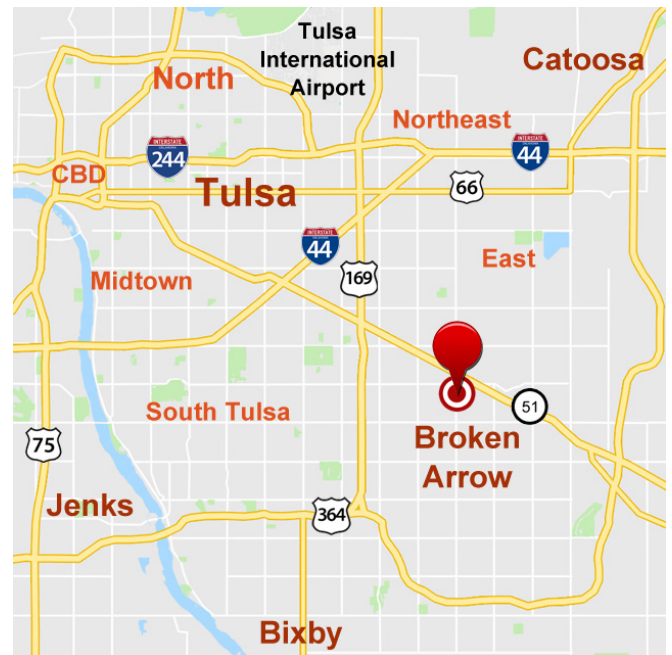
1700 W Albany Broken Arrow, OK 74012

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

shale@wiggprop.com | jwatchous@wiggprop.com | wiggprop.com

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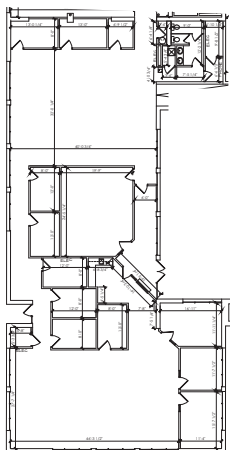
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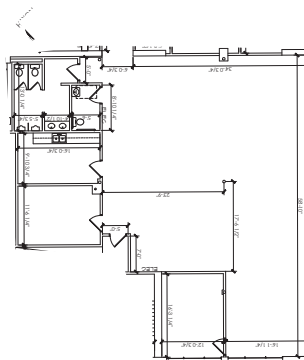
Suite 500-521

- \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

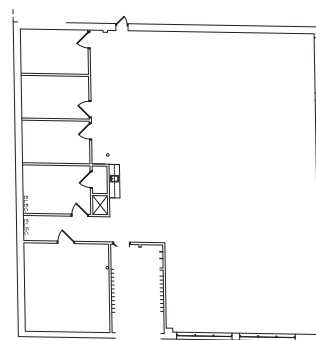
Suite 500



Suite 520



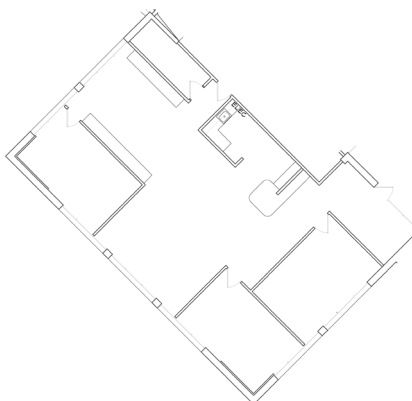
Suite 521



Suite 300

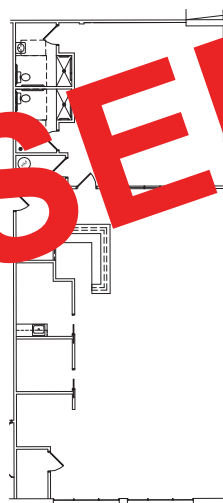
Suite 300

- \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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Floor Plan



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