

AN OFFICE LEASE OPPORTUNITY

1101 SW 30TH CT

SUITE A - MOORE, OK 73160



**JUDY J. HATFIELD, CCIM**

Equity Commercial Realty Advisors, LLC  
Founding Principal  
(405) 640-6167 office  
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## OFFERING SUMMARY

Available (Suite A):	1,500 SF
Lease Rate:	\$18.00/SF NNN
Insurance (2026):	\$138/mo.
Taxes (2025):	\$294/mo.
CAM:	\$138/mo.
Building Size:	4,651 SF
Lot Size:	0.41 Acres
Year Built:	2011
Zoning:	C-3 (general commercial)

## PROPERTY HIGHLIGHTS

- Easy Access to I-35 and Surrounding Businesses | Great Visibility - Monument Sign Available
- High Traffic Area (vehicles/day): S Telephone Rd - 11,265 | I-35: 114,400
- Neighbors Include: Costco, Kohl's, Home Depot, Walmart, Urban Air, Chick-fil-A, Starbucks, & more (map on pgs. 7-8)
- Office Layout (Suite A): 4 Offices, Break Room, Tech Room, Copy Room, Restroom
- Well-Maintained Property with Outdoor Lighting for Security
- Tenant Responsible for Electric, Gas, & Internet | Water, Sewer, & Trash Combined for the Building (included in CAM)

## DEMOGRAPHICS

	1 MILES	3 MILE	5 MILES
Total Households	2,703	25,791	53,366
Total Population	6,195	67,385	137,130
Average HH Income	\$101,453	\$96,564	\$107,217

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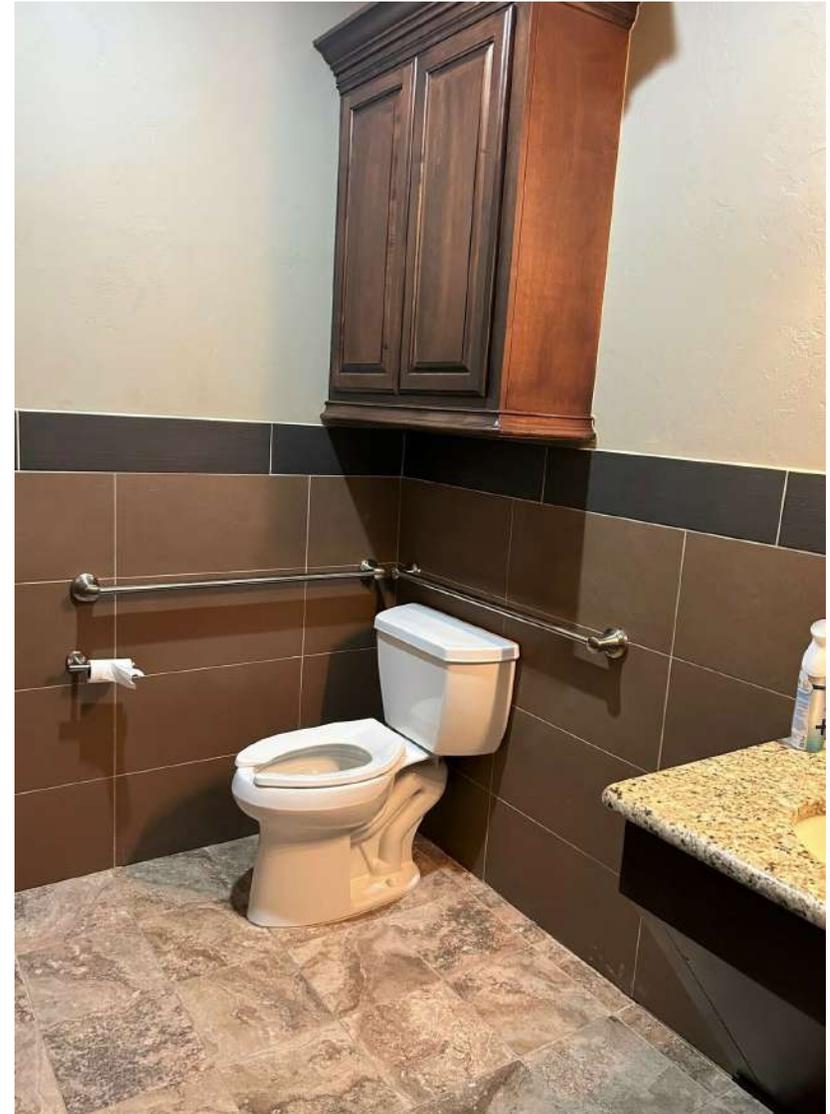
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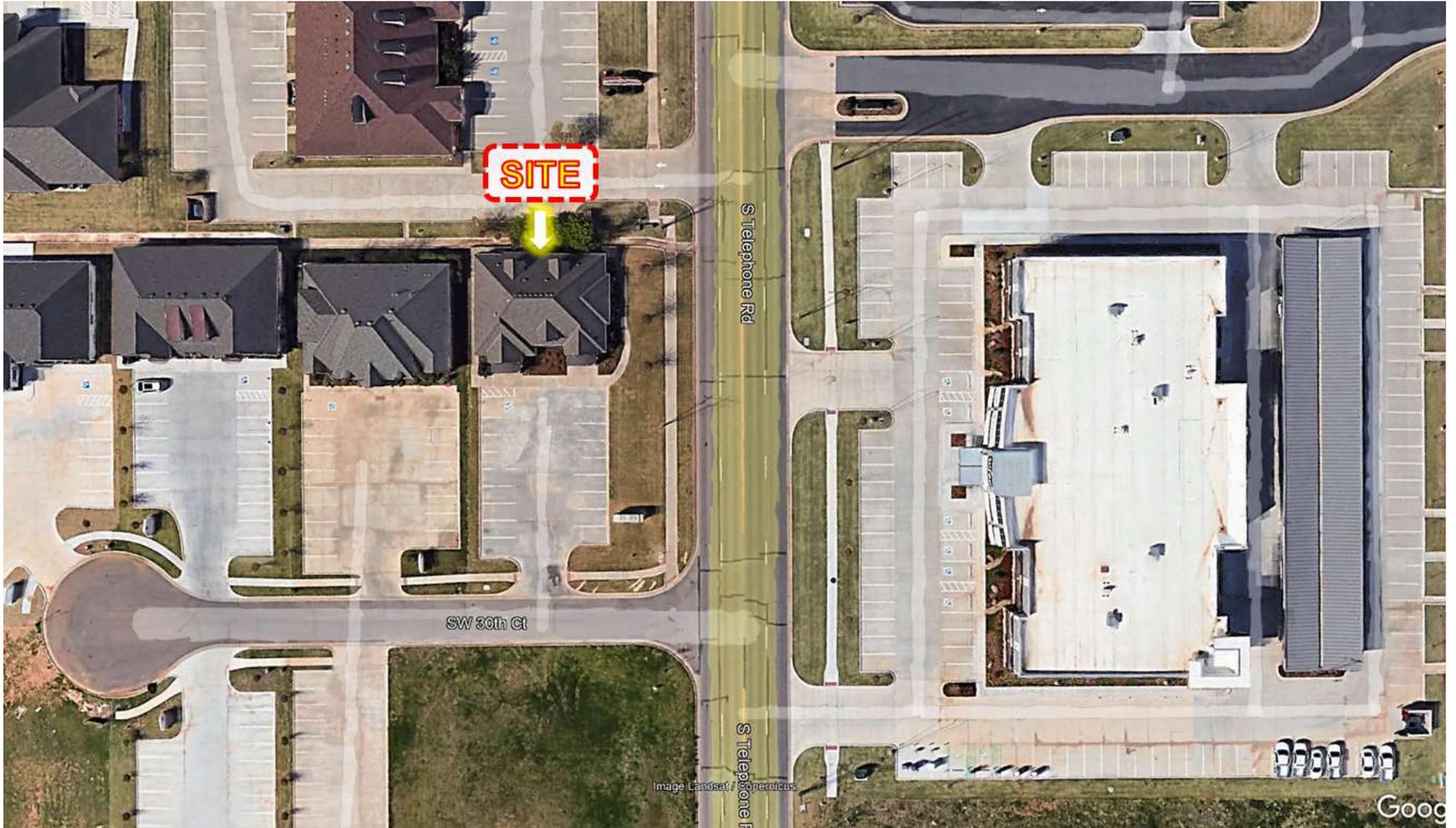
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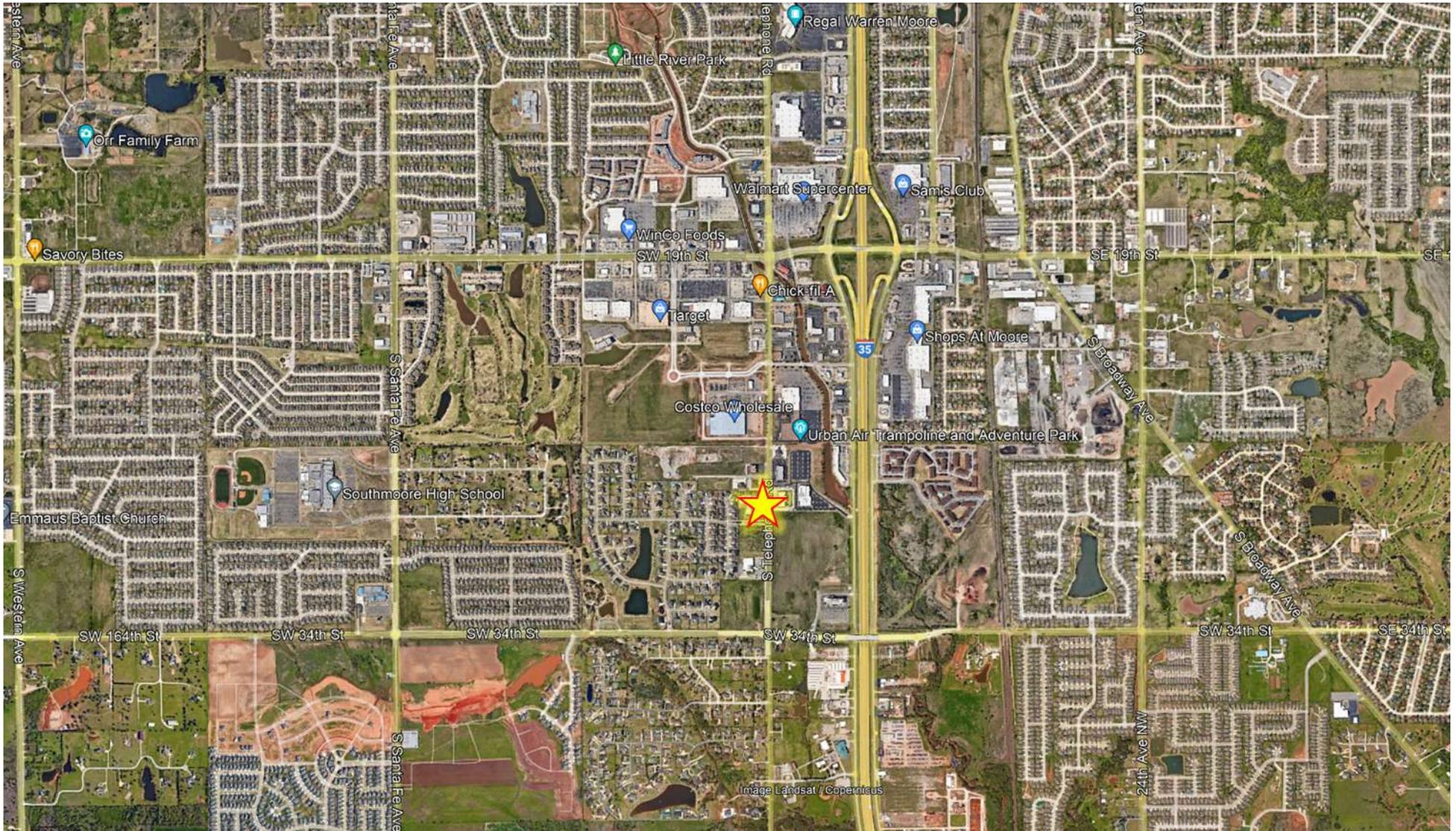
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