

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Building Size:	3,200 SF
Available SF:	1,600 - 3,200 SF
Year Built:	2019

### PROPERTY OVERVIEW

Office space for lease in Edmond, featuring high visibility on 150th Street. Built in 2019, this office building offers flexible floor plans, ample parking, and large windows for natural light. Strategically located between Edmond and OKC, near major roads and amenities, it's perfect for businesses seeking high exposure and convenience. Ideal for professional services.

SPACES	LEASE RATE	SPACE SIZE
Suite A	\$18.00 SF/yr	1,600 - 3,200 SF
Suite B	\$18.00 SF/yr	1,600 - 3,200 SF

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405.973.8435  
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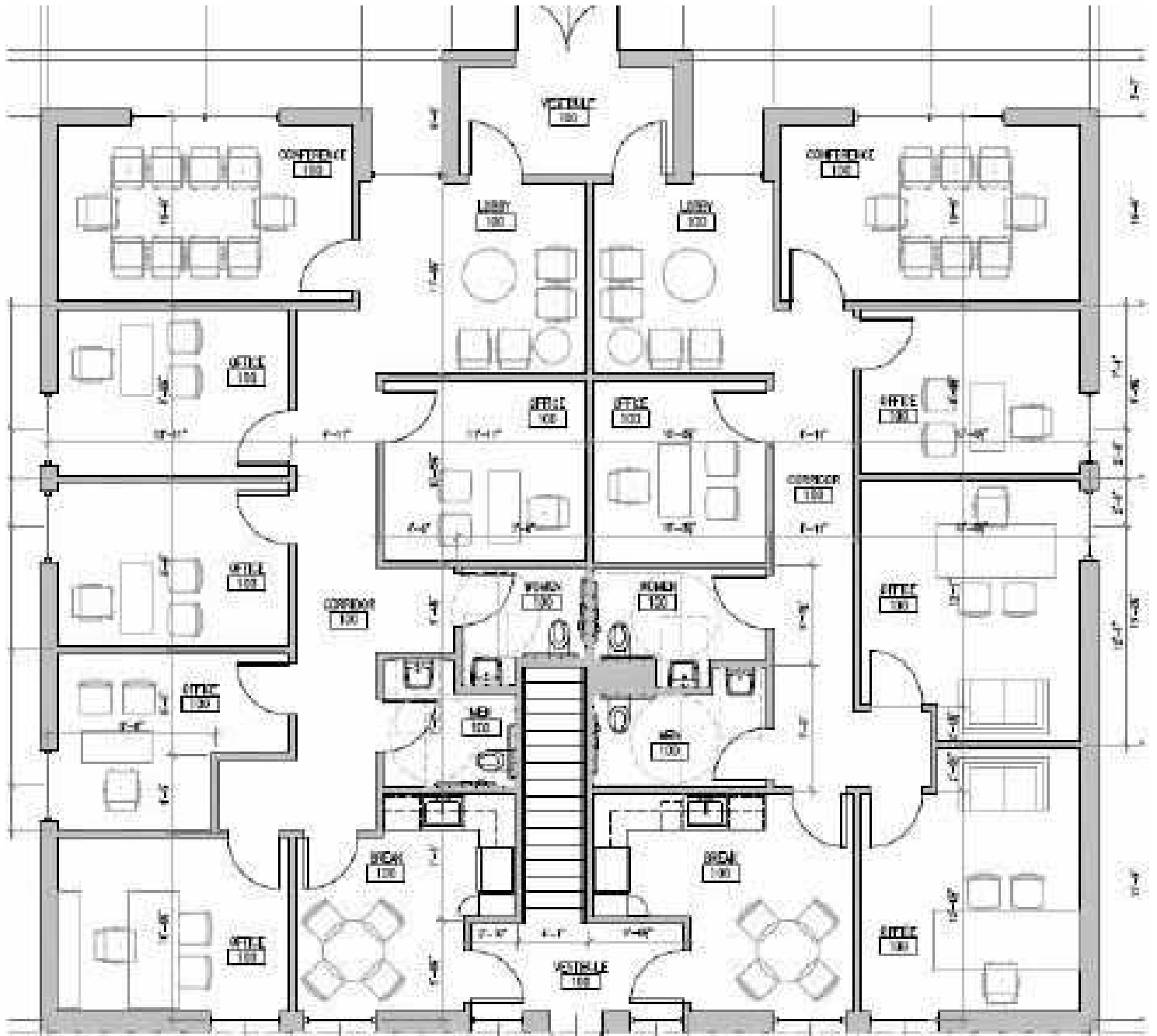
## ADDITIONAL PHOTOS



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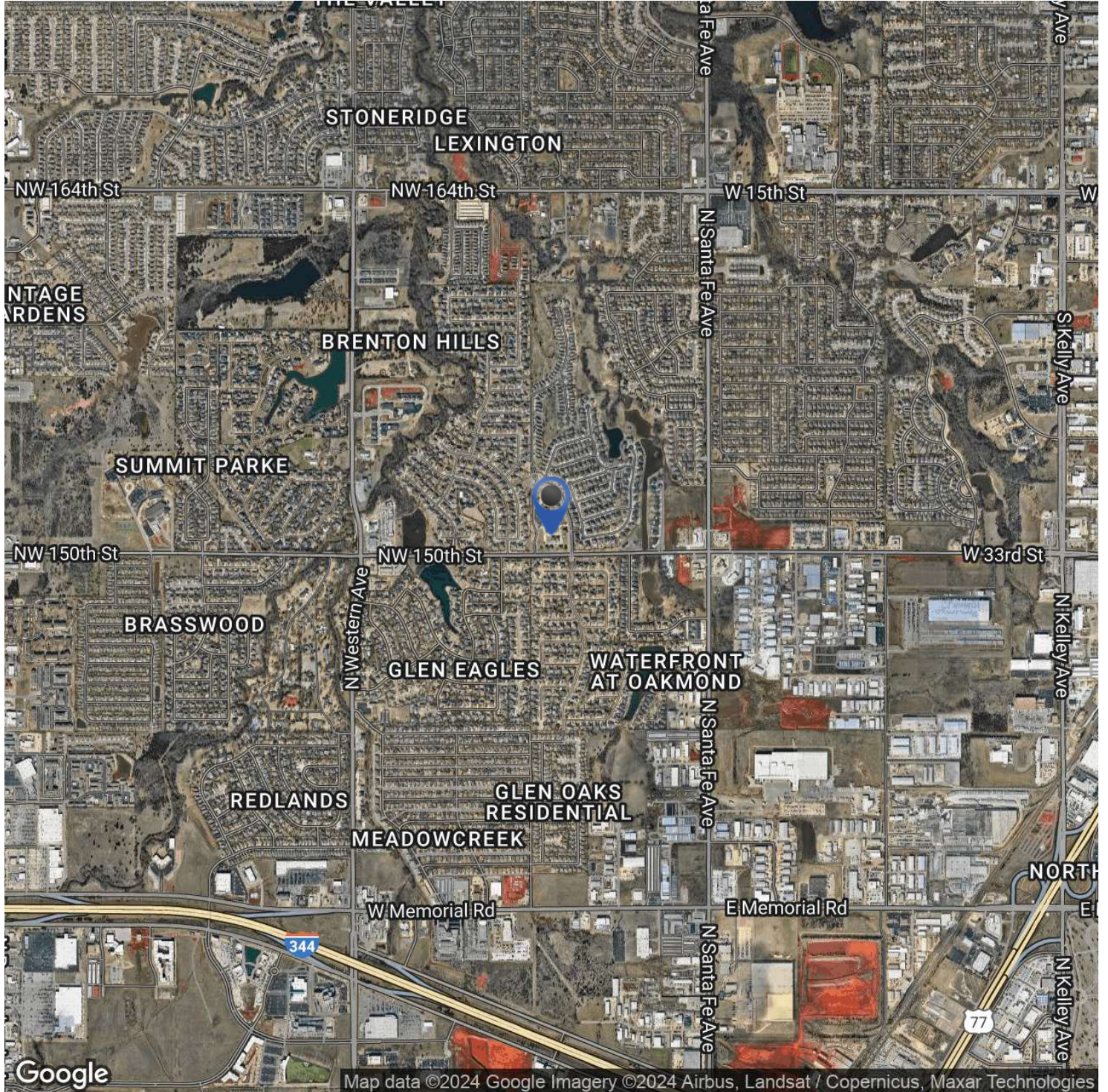
## FLOOR PLANS



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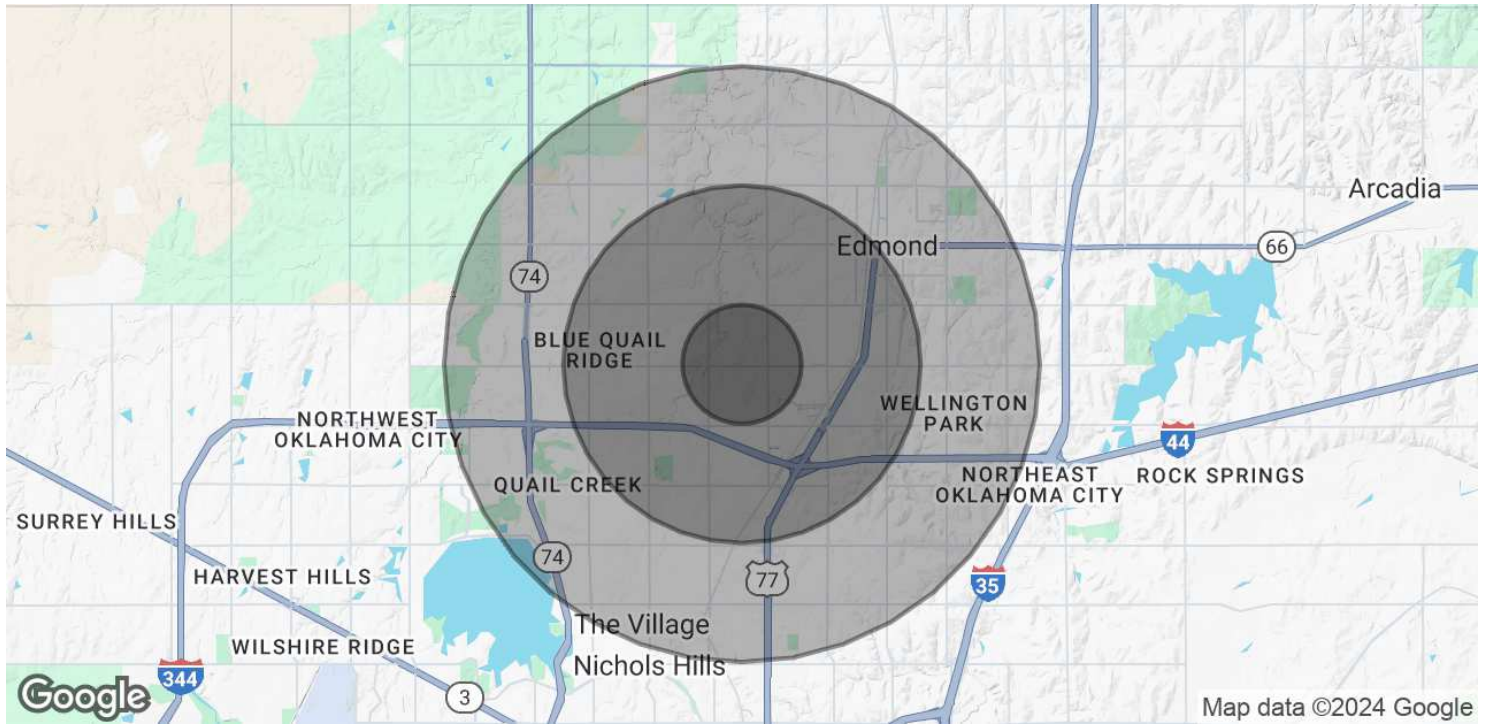
## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,078	87,892	192,113
Average Age	40	38	38
Average Age (Male)	39	36	36
Average Age (Female)	42	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,366	37,037	78,375
# of Persons per HH	2.7	2.4	2.5
Average HH Income	\$132,546	\$102,161	\$112,812
Average House Value	\$355,013	\$282,164	\$325,814

Demographics data derived from AlphaMap

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