

FOR LEASE

3420 NW 178TH,  
SUITE B - ROSE  
LAKE OFFICE  
PARK

3420 NW 178TH, EDMOND, OK 73012



**BANTA**  
Property Group

**BANTA PROPERTY GROUP, LLC**

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OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| Available SF:  | 1,150 SF            |
| Lease Rate:    | \$17.00 SF/yr (NNN) |
| Year Built:    | 2018                |
| Building Size: | 2,303 SF            |
| Renovated:     | 2025                |
| Zoning:        | Office              |
| Market:        | North               |
| Submarket:     | Edmond, Deercreek   |
| Traffic Count: | 13,005              |

PROPERTY OVERVIEW

This executive-style suite provides a professional, modern environment ideal for businesses seeking a suburban office setting. Unit B is currently undergoing renovations to deliver a refreshed, move-in-ready space designed for today’s professional needs. The updated floor plan will feature a welcoming reception area, a conference room, a kitchenette and file area, two restrooms, and three private executive offices.

LOCATION OVERVIEW

This office complex fronts NW 178th between May Avenue and Portland. Convenient access to Lake Hefner Parkway and the Kilpatrick Turnpike

PROPERTY HIGHLIGHTS

- Recently Remodeled (2025)
- Functional floor plan
- Ample parking
- Professional office park setting with complementary tenants
- Easy access to the Kilpatrick Turnpike and Lake Hefner Parkway (I-44)

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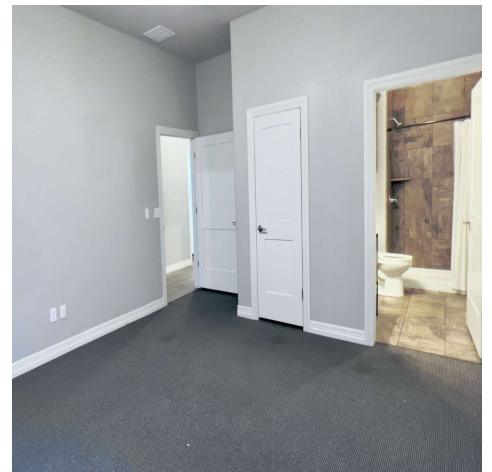
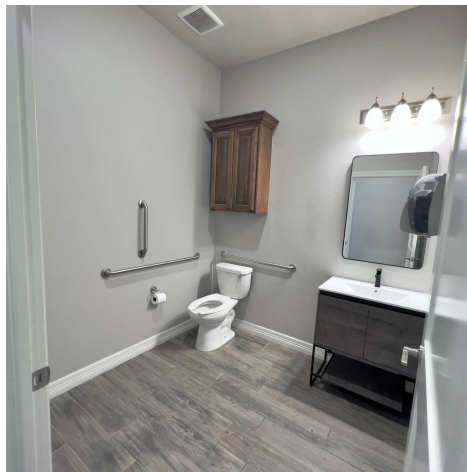
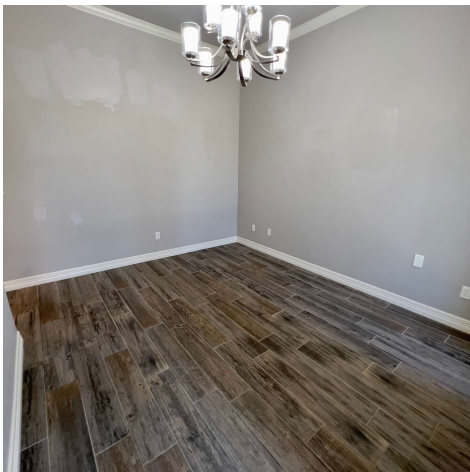
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## ADDITIONAL PHOTOS

### 3420 NW 178TH, SUITE B - ROSE LAKE OFFICE PARK

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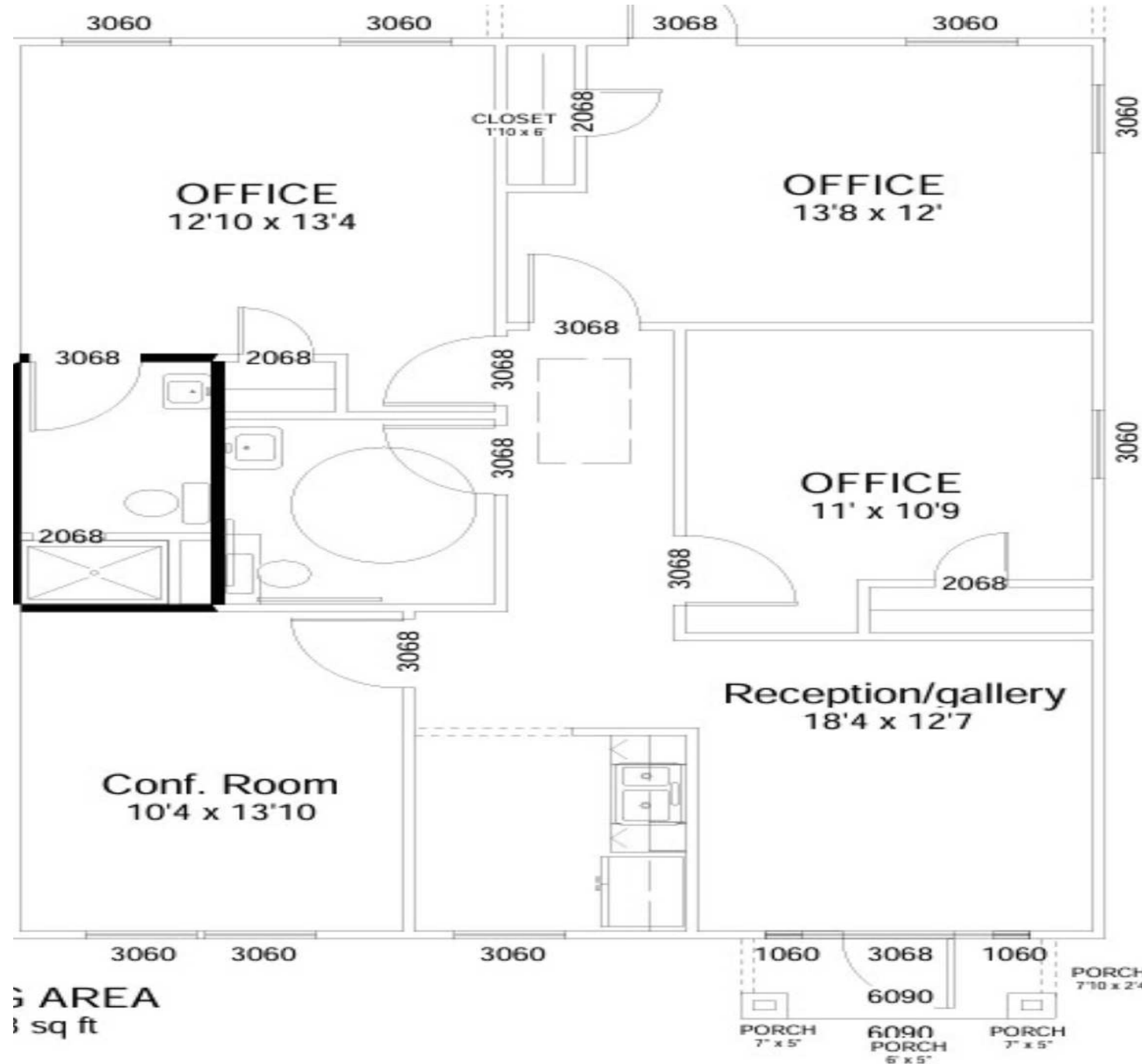
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FLOOR PLAN

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