

ASPEN CREEK

601 SOUTH ASPEN AVENUE, BROKEN ARROW, OK 74012

FOR LEASE



PROPERTY DESCRIPTION

Experience the epitome of modern workspace at 601 South Aspen Avenue, Broken Arrow, OK. This premier property offers sleek, contemporary design, state-of-the-art facilities, and flexible floor plans to accommodate a variety of business needs. With ample natural light, customizable workspaces, and top-tier amenities, the property sets the stage for productivity and innovation. Tenants will enjoy access to on-site parking, stunning communal areas, and advanced technology infrastructure. The strategic location provides visibility and accessibility, making it an ideal choice for businesses seeking a prestigious and dynamic office environment. Elevate your business presence at this remarkable property with its unmatched blend of functionality and sophistication.

OFFERING SUMMARY

| | |
|----------------|----------------------|
| Lease Rate: | \$9 - 12 SF/yr (NNN) |
| Available SF: | 1,389 - 2,884 SF |
| Building Size: | 5,801 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 322 | 1,259 | 4,425 |
| Total Population | 852 | 3,329 | 11,839 |
| Average HH Income | \$87,925 | \$89,157 | \$95,957 |

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Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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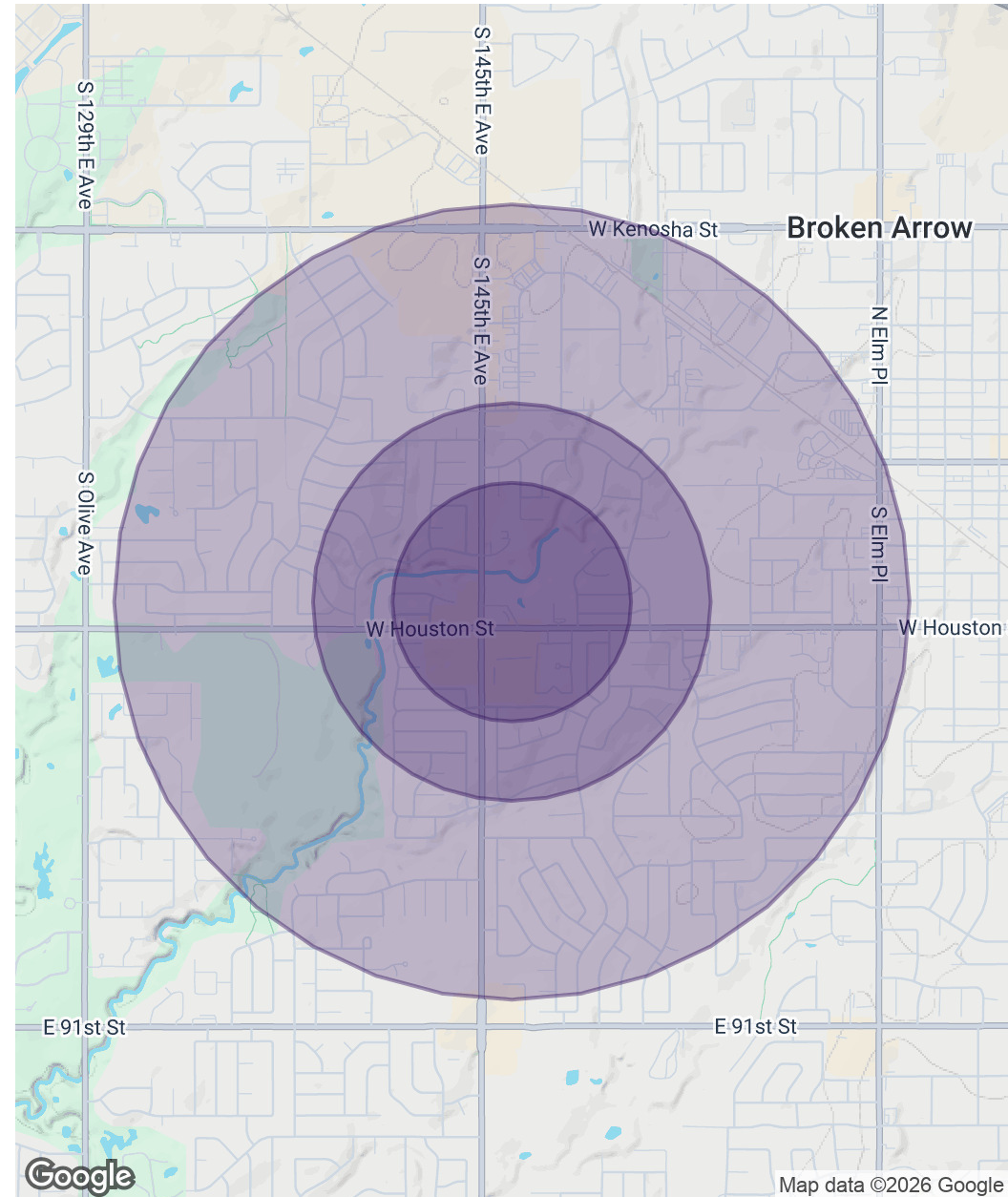
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 852 | 3,329 | 11,839 |
| Average Age | 40 | 40 | 39 |
| Average Age (Male) | 39 | 38 | 38 |
| Average Age (Female) | 41 | 41 | 41 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 322 | 1,259 | 4,425 |
| # of Persons per HH | 2.6 | 2.6 | 2.7 |
| Average HH Income | \$87,925 | \$89,157 | \$95,957 |
| Average House Value | \$232,740 | \$252,344 | \$237,898 |

2020 American Community Survey (ACS)



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LEASE INFORMATION

| | | | |
|--------------|------------------|-------------|------------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 1,389 - 2,884 SF | Lease Rate: | \$9 - \$12 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|--------------------|-----------|-----------|------------|---------------|-------------|
| 2022 W Houston St | Available | 2,400 SF | NNN | \$10.00 SF/yr | - |
| 2034 W Houston | Available | 2,630 SF | NNN | \$9.00 SF/yr | - |
| 2048 W Houston | Available | 1,389 SF | NNN | \$12.00 SF/yr | - |
| 2038 W Houston Ave | Available | 2,884 SF | NNN | \$9.00 SF/yr | - |



COMMERCIAL REAL ESTATE

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