

# Eagle Office Park

FOR SALE OR LEASE

Brochure

11902 N Pennsylvania Ave  
Oklahoma City, OK 73120



**ROSE ROCK**  
COMMERCIAL GROUP  
"A Commercial Division of EXIT Realty Premier"

## OFFERING SUMMARY

ADDRESS	11902 N Pennsylvania Ave Oklahoma City OK 73120
COUNTY	Oklahoma
CROSS STREET	NW 122nd Street
TRAFFIC COUNT	16000+
NET RENTABLE AREA (SF)	2,160 SF
YEAR BUILT	1984
YEAR RENOVATED	2020
APN	R121438080 & R121438090

## FINANCIAL SUMMARY

OFFERING PRICE	\$250,000
PRICE PSF	\$115.74

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	13,985	74,922	188,799
2026 Median HH Income	\$48,244	\$66,602	\$79,028
2026 Average HH Income	\$67,080	\$102,708	\$117,322

## Key Investment Highlights

### ❖ Suite Descriptions –

Suite C1 (±900 SF): Completely updated professional office space featuring one private office, a conference room, reception area, bathroom, and a modern break nook with quartz counters, full-size fridge, sink, and built-in drink fridge. The suite includes LED lighting, newer HVAC, added insulation above ceiling tiles, and access to a newer roof, providing efficient and reliable operations.

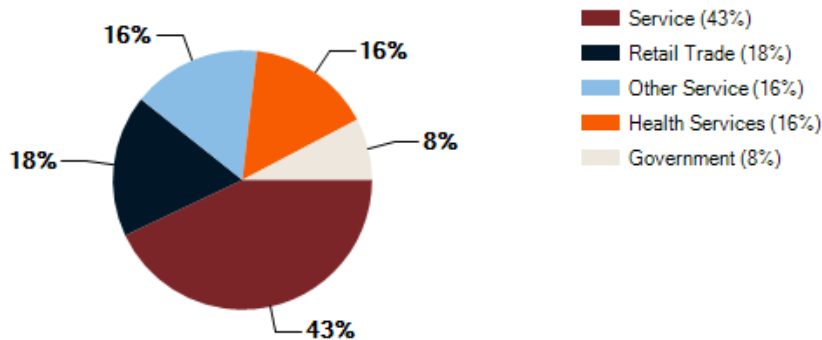
Suite C3 (±1,260 SF): Functional multi-office layout that has recently had the bathroom and break area updated, offering three private offices, two bathrooms (including one ADA-compliant with a shower), a break nook with sink, and a dedicated data/storage room. LED lighting and added insulation support comfortable workspace performance. Owner is willing to remain in Suite C3 as a tenant, providing immediate income if desired.

- ❖ Ideal owner-user opportunity with the ability to occupy one suite or both. Two-suite layout (±900 SF in C1 and ±1,260 SF in C3) provides flexible occupancy options.
- ❖ Owner is willing to remain in Suite C3 as a tenant, offering immediate, stable income if the buyer only needs one suite. Both suites can also be delivered vacant for full owner occupancy.
- ❖ Recent upgrades include newer HVAC, LED lighting, insulation improvements, and a newer roof, reducing near-term capital needs.
- ❖ Strong NW OKC location along N Pennsylvania Ave with ±16,000 VPD and excellent access to surrounding residential and commercial corridors.
- ❖ Suitable for a wide range of professional, medical, or service-based users.
- ❖ Perfect for an owner seeking long-term control, flexible use, and the ability to offset expenses through rental income

## Location Highlights

- ❖ Located along the high-demand N Pennsylvania Ave professional corridor
- ❖ Strong visibility and easy access with full frontage on N Penn
- ❖ Surrounded by established office users to the north and south
- ❖ Retail and service amenities across N Penn
- ❖ Minutes from Memorial Rd, Lake Hefner Pkwy, and major NW OKC commercial hubs
- ❖ Stable, mature NW OKC submarket with strong daytime population
- ❖ Ideal for professional, medical, or service-based office users

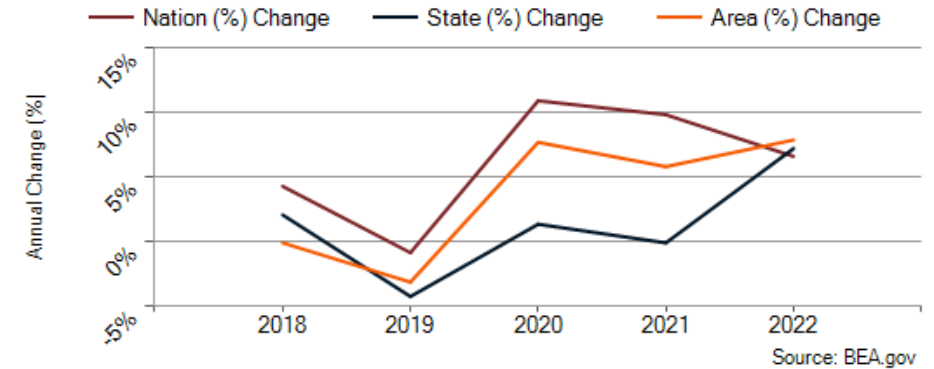
## Major Industries by Employee Count

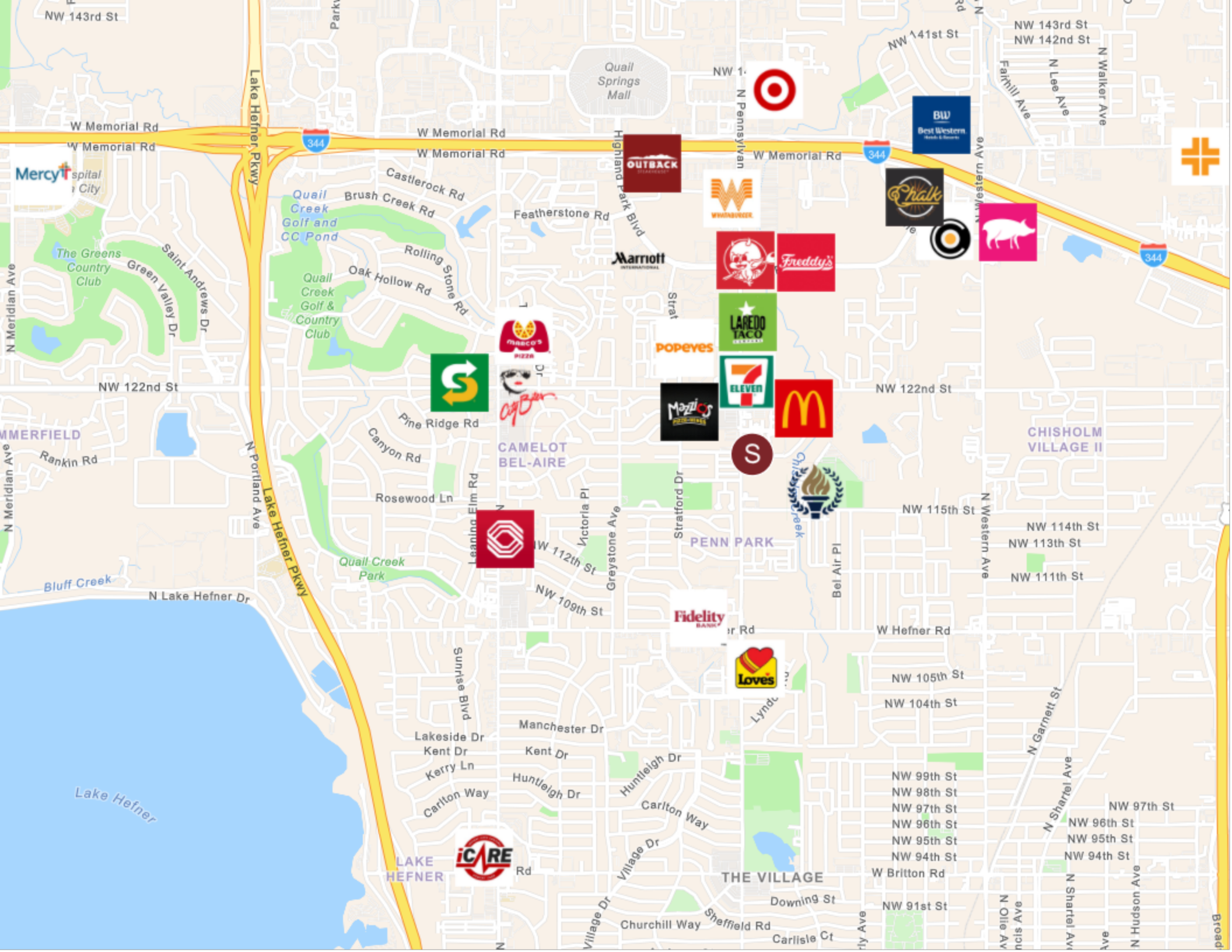


## Largest Employers

State of Oklahoma	37,600
Tinker Air Force Base	26,000
Oklahoma State University-Stillwater	13,940
University of Oklahoma-Norman	11,530
Integrus Health	11,000
Amazon	8,000
Hobby Lobby Stores (HQ)	6,500
Mercy Health Center (HQ)	6,500

## Oklahoma County GDP Trend





NW 143rd St

W Memorial Rd

Mercy Hospital  
City

The Greens  
Country Club

WIMMERFIELD

Bluff Creek

Lake Hefner

Lake Hefner Pkwy

Quail Creek  
Golf and  
CC Pond

Quail Creek  
Golf &  
Country Club

Quail Creek  
Park

LAKE  
HEFNER

iCARE

Quail Springs  
Mall

CAMELOT  
BEL-AIRE

PENN PARK

THE VILLAGE

CHISHOLM  
VILLAGE II

Brush Creek Rd

Oak Hollow Rd

Pine Ridge Rd

Rosewood Ln

Lakeside Dr

Kerry Ln

Carlton Way

Manchester Dr

Huntleigh Dr

Churchill Way

Village Dr

W Memorial Rd

Featherstone Rd

Stratford Dr

W 112th St

W 109th St

W Hefner Rd

Kent Dr

Huntleigh Dr

Carlton Way

Highland Park Blvd

Victoria Pl

Greystone Ave

Stratford Dr

Village Dr

Churchill Way

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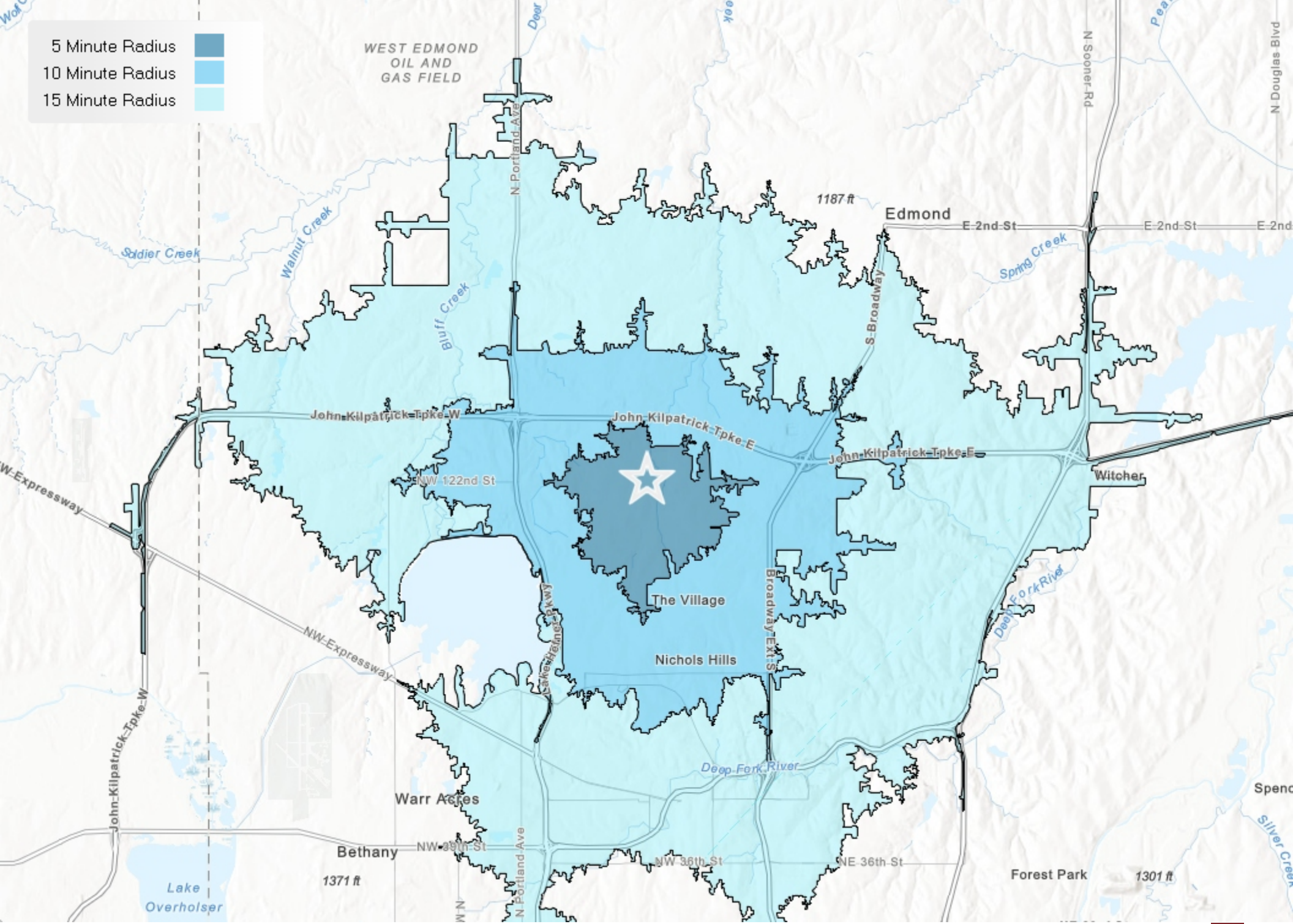
W 1st St

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NW 122nd St

S



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## PROPERTY FEATURES

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NUMBER OF TENANTS	1
NET RENTABLE AREA (SF)	2,160
YEAR BUILT	1984
YEAR RENOVATED	2020
ZONING TYPE	C3
BUILDING CLASS	B
LOCATION CLASS	B+
TOPOGRAPHY	Flat
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	12
PARKING RATIO	5.5
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1
ADA COMPLIANT	Yes

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## NEIGHBORING PROPERTIES

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NORTH	Medical Offices
SOUTH	Vacant Land
EAST	Residential & School
WEST	Retail & Residential

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## MECHANICAL

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HVAC	Central (Zoned Units)
LIGHTING	LED

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## CONSTRUCTION

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FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Brick
PARKING SURFACE	Asphalt
ROOF	Composite
LANDSCAPING	Typical

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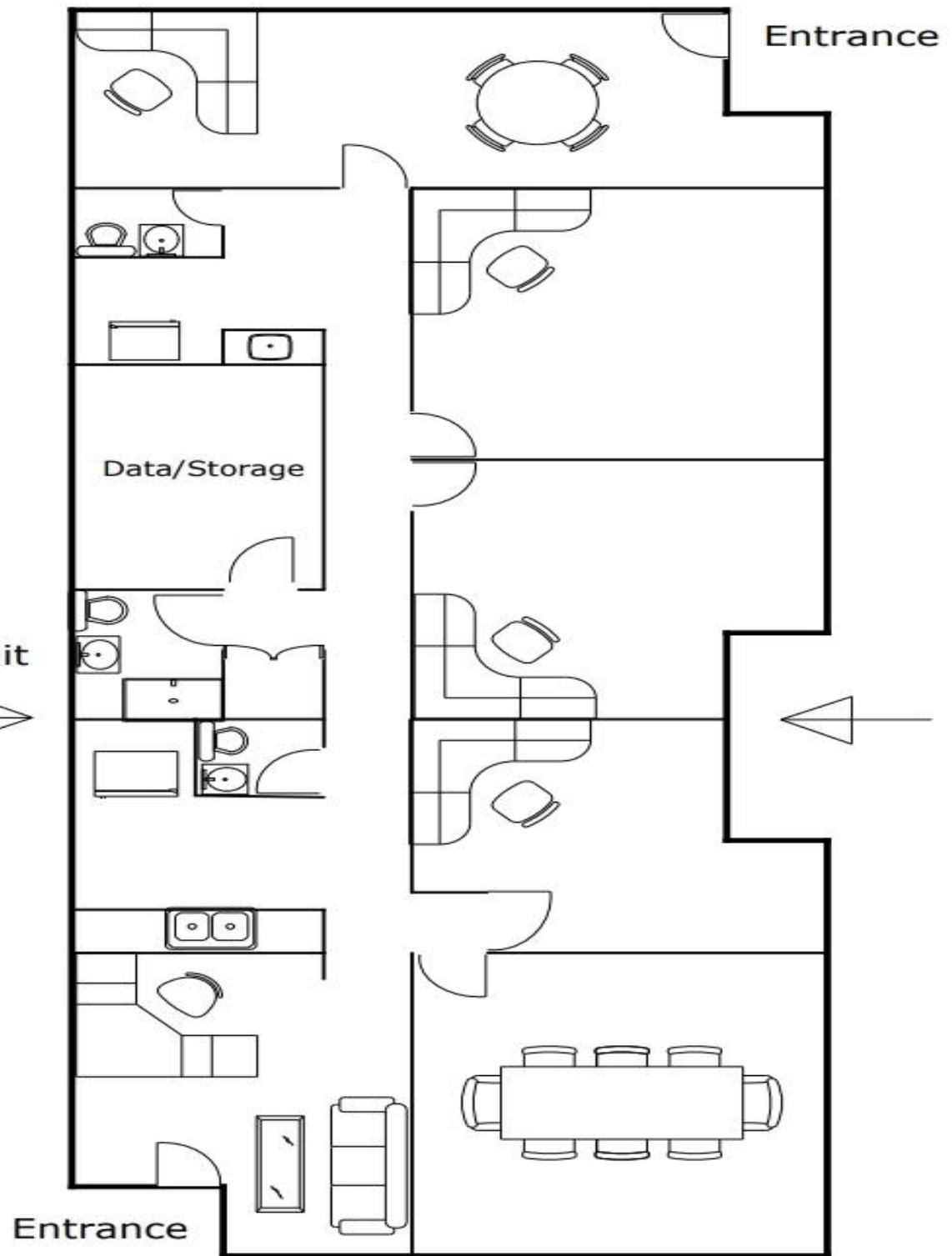
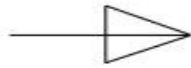
## TENANT INFORMATION

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MAJOR TENANT/S	Endatus
LEASE TYPE	MG

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Proposed Suite Split





C1 - Reception



C1 - Break Area



C1 - Office



C1 - Conference or Office



C1 - Bathroom



C1 - Entry



Parking



Office Park Entry



C3 - Office / Reception



C3 - ADA Bathroom w/ Shower



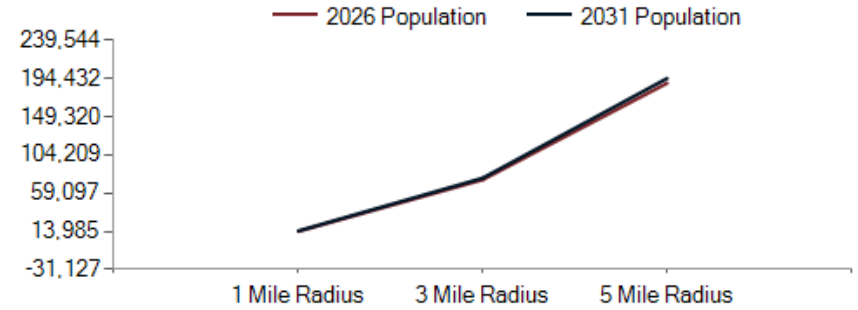
C3 - Break Area



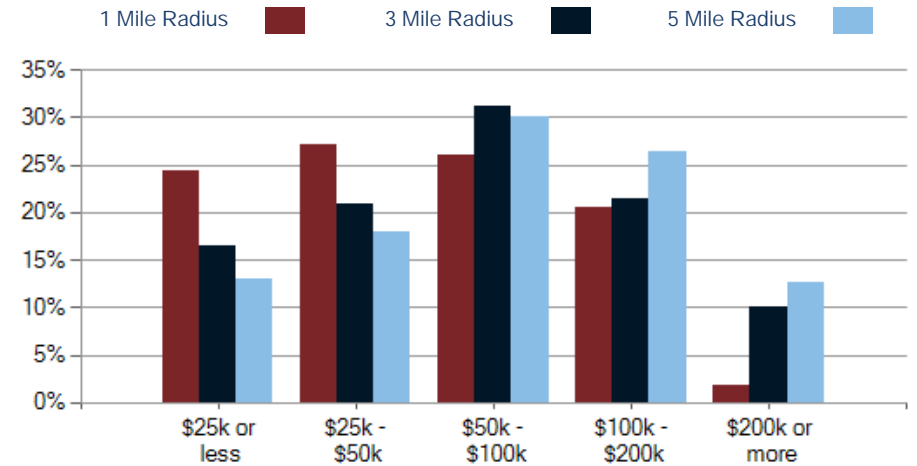
C3 - Office

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,911	58,912	136,382
2010 Population	12,526	64,259	157,462
2026 Population	13,985	74,922	188,799
2031 Population	14,580	76,891	194,432
2026 African American	5,805	18,658	33,138
2026 American Indian	288	1,817	4,602
2026 Asian	400	2,926	10,499
2026 Hispanic	1,459	8,742	19,148
2026 Other Race	524	3,507	7,225
2026 White	5,125	38,404	109,681
2026 Multiracial	1,796	9,496	23,405

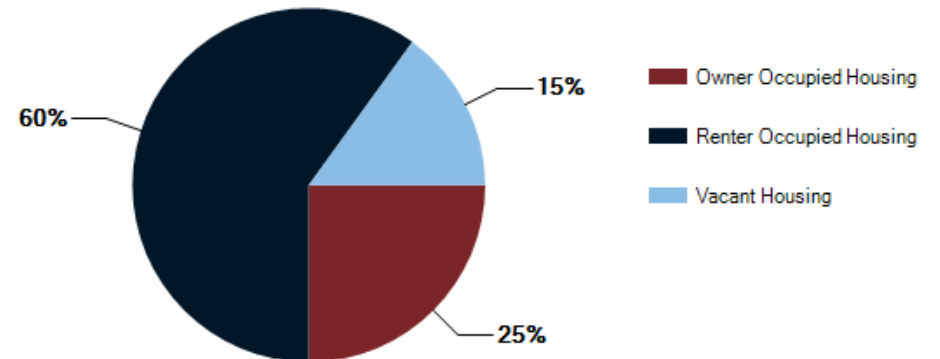
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	917	3,332	6,316
\$15,000-\$24,999	809	2,444	4,365
\$25,000-\$34,999	717	2,338	5,299
\$35,000-\$49,999	1,203	4,968	9,522
\$50,000-\$74,999	1,186	6,271	13,447
\$75,000-\$99,999	653	4,603	11,421
\$100,000-\$149,999	1,044	5,115	15,082
\$150,000-\$199,999	402	2,377	6,689
\$200,000 or greater	131	3,497	10,442
Median HH Income	\$48,244	\$66,602	\$79,028
Average HH Income	\$67,080	\$102,708	\$117,322



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius

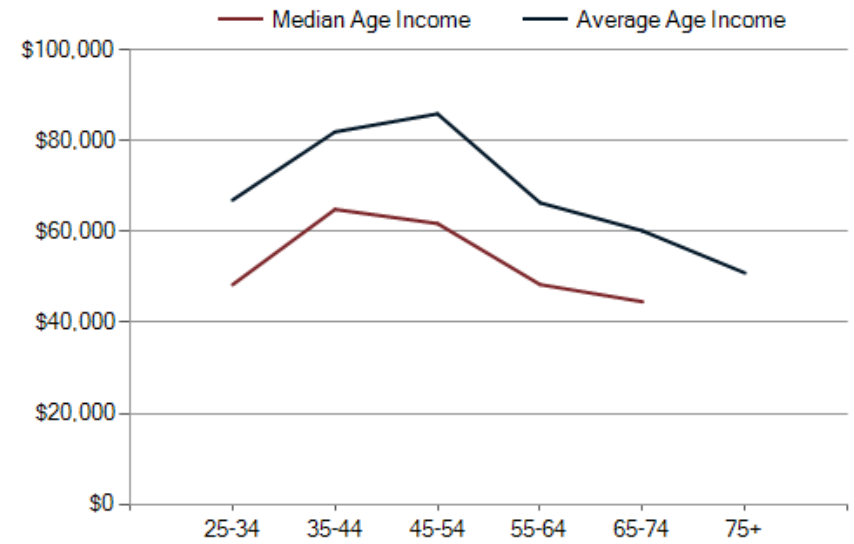
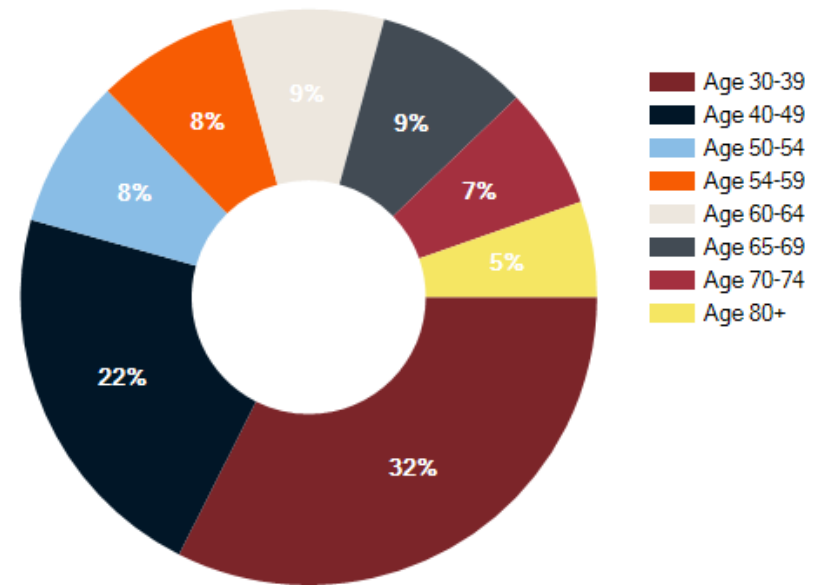


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,341	6,566	15,111
2026 Population Age 35-39	1,035	5,606	14,120
2026 Population Age 40-44	902	5,049	13,287
2026 Population Age 45-49	703	4,040	10,686
2026 Population Age 50-54	614	3,666	9,771
2026 Population Age 55-59	584	3,372	9,111
2026 Population Age 60-64	626	3,726	9,951
2026 Population Age 65-69	629	3,742	9,989
2026 Population Age 70-74	499	3,242	8,886
2026 Population Age 75-79	394	2,580	6,872
2026 Population Age 80-84	291	1,795	4,561
2026 Population Age 85+	372	2,072	4,383
2026 Population Age 18+	11,407	59,712	149,311
2026 Median Age	34	36	38
2031 Median Age	35	38	39

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$48,326	\$62,387	\$75,107
Average Household Income 25-34	\$67,007	\$85,793	\$100,285
Median Household Income 35-44	\$64,928	\$85,155	\$100,704
Average Household Income 35-44	\$81,995	\$122,563	\$136,828
Median Household Income 45-54	\$61,805	\$84,859	\$102,442
Average Household Income 45-54	\$85,964	\$129,143	\$145,640
Median Household Income 55-64	\$48,370	\$73,830	\$92,539
Average Household Income 55-64	\$66,378	\$121,463	\$140,171
Median Household Income 65-74	\$44,591	\$60,229	\$74,265
Average Household Income 65-74	\$60,199	\$106,075	\$115,465
Average Household Income 75+	\$50,916	\$78,990	\$83,736

Population By Age



# Eagle Office Park

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These Premises  
Protected by 24hr  
Video Surveillance

Exclusively Marketed by:



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