

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"

HIGHLIGHTS

- ❖ Two suites available together or separately with highly flexible occupancy options
- ❖ Fully updated suites with modern finishes and new break area
- ❖ Owner willing to stay in C3 or vacate—ideal for owner-user or investor
- ❖ LED lighting, newer HVAC units, added insulation, and newer roof
- ❖ ADA restroom in C3; owner willing to convert C1 restroom to ADA
- ❖ Updated landscaping and well-maintained exterior
- ❖ Prime NW OKC location along N Pennsylvania Ave
- ❖ ±2,160 SF total C1: ±900 SF C3: ±1,260 SF
- ❖ Traffic Count: ±16,000 VPD on N Pennsylvania Ave

POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	13,985	74,922	188,799

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$67,080	\$102,708	\$117,322

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	7,061	34,948	82,586

Suite	Space	Size	Lease Rate	Lease Type	Notes
C1	Front Office	900 SF	\$18.00 PSF (Yearly)	MG	Suite C1 has been fully updated with modern finishes, including a new break area with quartz countertops, sink, full-size refrigerator, and built-in drink fridge. The restroom has been refreshed, and the owner is willing to convert it to ADA compliance if needed. The layout includes one private office, a conference room, reception area, bathroom, and a small break nook. Building upgrades include LED lighting, newer HVAC, added insulation above the ceiling tiles, and a newer roof. This suite is offered on a Modified Gross basis, with the tenant responsible only for rent and electric.
C3	Rear Office	1,260 SF	\$18.00 PSF (Yearly)	MG	Suite C3 is in recently had the break area and bathroom updated, and offers a functional layout with three private offices, two bathrooms—including one ADA-compliant restroom with a shower—a break nook with sink, and a dedicated data/storage room. The suite features LED lighting throughout and added insulation above the ceiling tiles, providing efficient and comfortable workspace. This suite can be leased individually or combined with C1, with the owner offering full flexibility on occupancy.

PROPERTY FEATURES

CURRENT OCCUPANCY	100.00%
TOTAL TENANTS	1
BUILDING SF	2,160
GLA (SF)	2,160
YEAR BUILT	1984
YEAR RENOVATED	2020
AVERAGE REMAINING TERM	Negotiable
ZONING TYPE	C3
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	B+
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

NEIGHBORING PROPERTIES

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

MECHANICAL

HVAC	Central (Zoned Units)
LIGHTING	LED

CONSTRUCTION

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

TENANT INFORMATION

MAJOR TENANT/S	Endatus
LEASE TYPE	MG

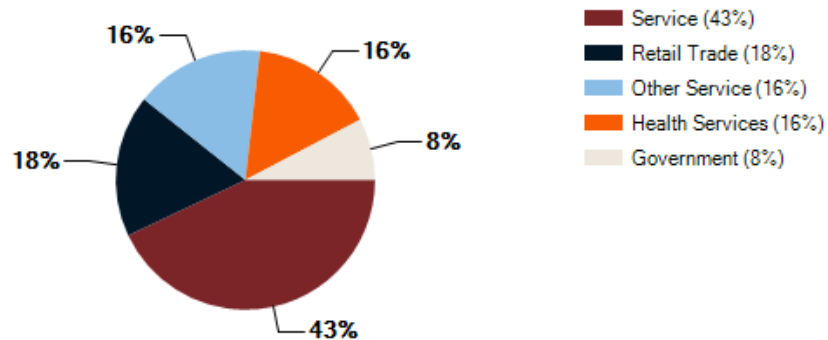
Location Highlights

- ❖ 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

Largest Employers

State of Oklahoma (State Capital)	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

Major Industries by Employee Count

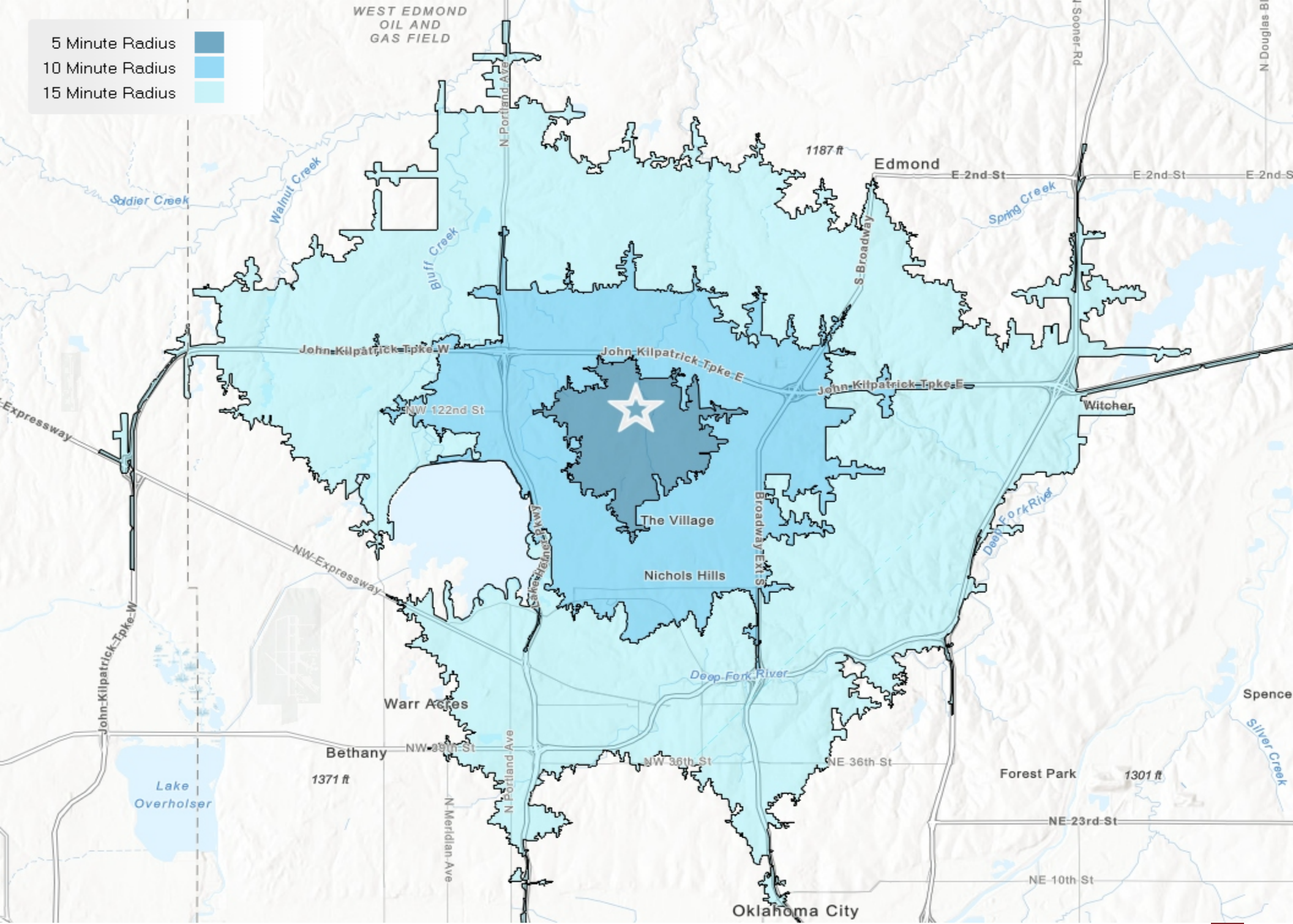




NW 122nd St

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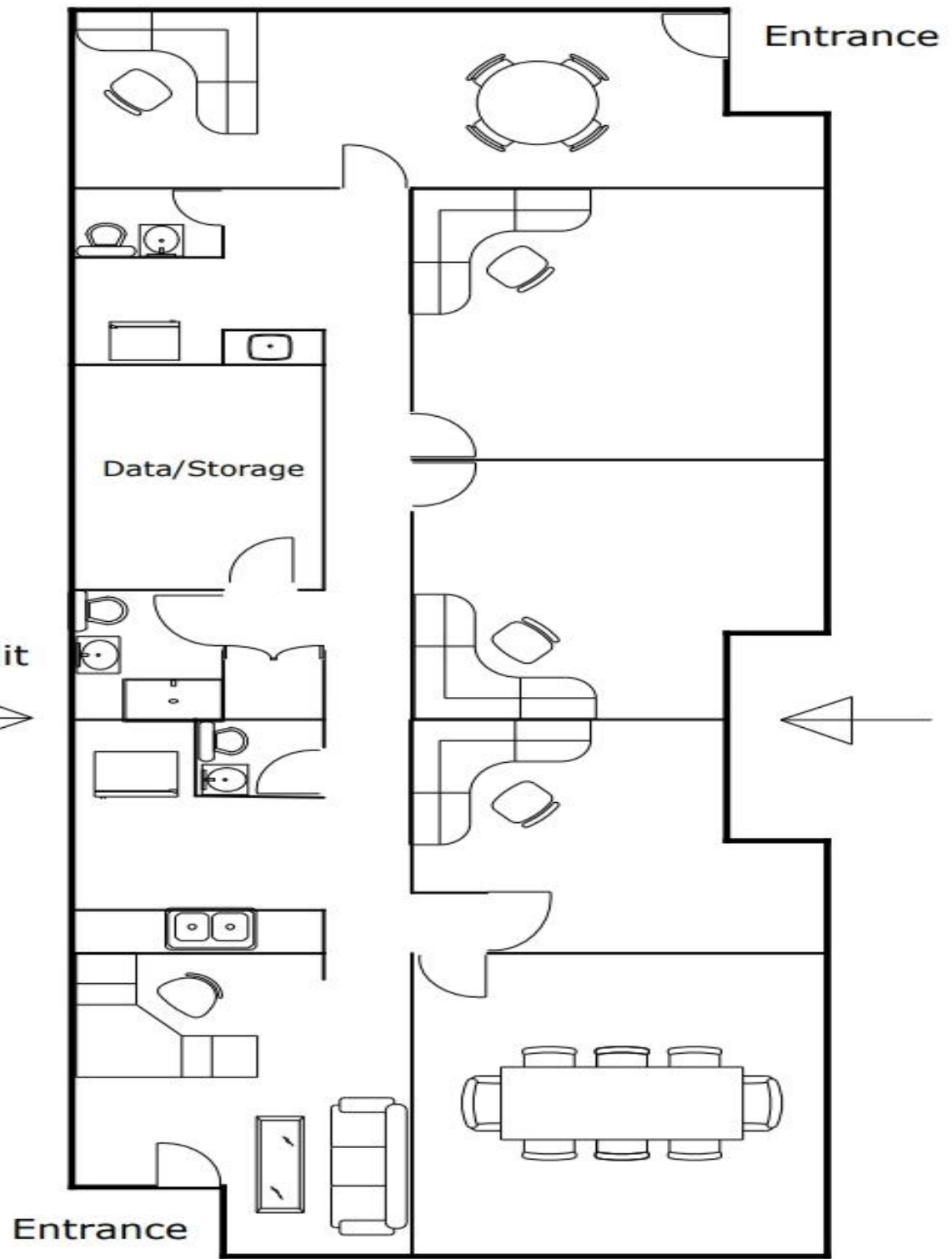
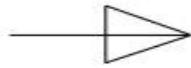
- 5 Minute Radius
- 10 Minute Radius
- 15 Minute Radius



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Proposed Suite Split



Entrance

Entrance

Data/Storage



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

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The information contained herein is not a substitute for a thorough due diligence investigation. Rose Rock Commercial Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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These Premises
Protected by 24hr.
Video Surveillance

Exclusively Marketed by:



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