

TRIO CRE

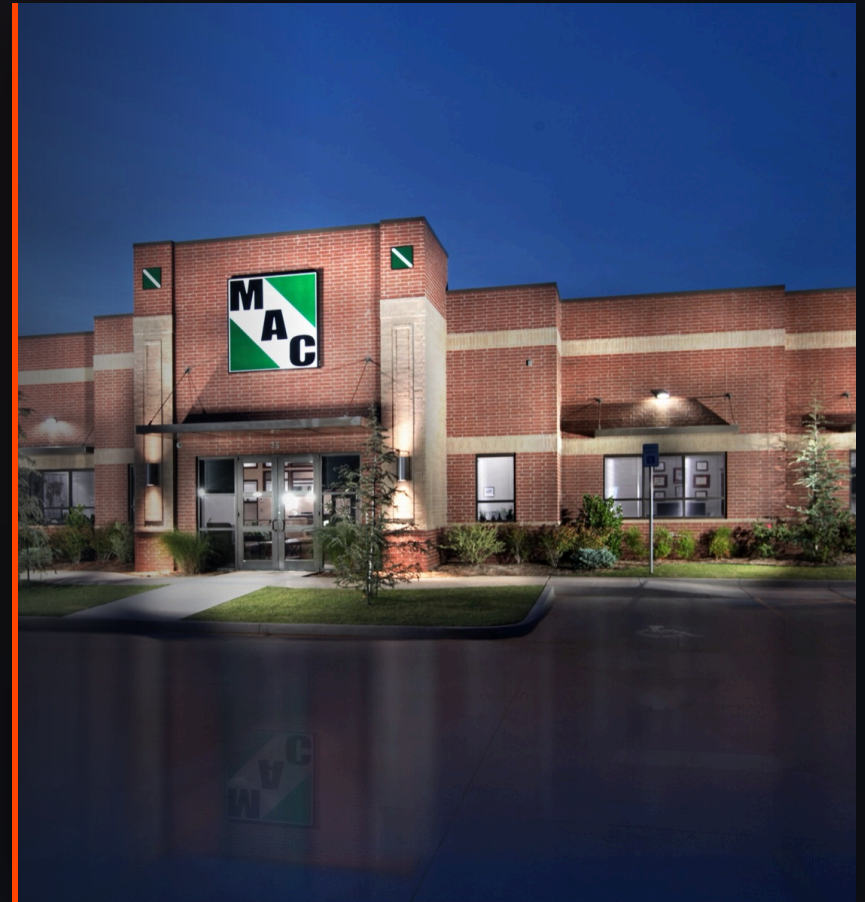
# 25 NW 146TH ST

EDMOND, OKLAHOMA 73013

FOR LEASE

OR

FOR SALE



A 9,494 SF stand-alone professional office building on a landscaped 1.44-acre parcel — turn-key for an owner-user, investor, or single-tenant lease.

**9,494**<sub>SF</sub>

BUILDING

**1.44**<sub>AC</sub>

LAND

**\$2.3**<sub>M</sub>

FOR SALE

**\$18.50**<sub>/SF</sub>

LEASE (MG)

**2015**

YEAR BUILT

EXCLUSIVELY LISTED BY

Jonathan Thompson · (405) 406-4045

TRIOCRE.COM

3856 S. Boulevard, Suite 240 · Edmond, OK

# TWO PATHS. ONE BUILDING.

25 NW 146th is being marketed concurrently **For Sale** or **For Lease** — purpose-built flexibility for an owner-occupier seeking a permanent corporate home, an investor underwriting a single-tenant lease, or a tenant who needs a turn-key office space delivered **immediately**.

FOR SALE

## OWNER-USER OPPORTUNITY

VACANT ON CLOSE · FEE SIMPLE

# \$2,300,000

\$242 / SF · 9,494 SF Building

SALE PRICE	\$2,300,000
PRICE / SF	\$242 / SF
BUILDING	9,494 SF · Single Tenant
LAND	1.44 Acres · Fee Simple
OCCUPANCY	Vacant — delivered free & clear at close
BEST FOR	Owner-occupier, 1031 exchange, single-tenant investor

*A genuinely uncommon offering — abundant surface parking at ±5/1,000 RSF, two on-site storm shelters, and a detached 30' x 40' shop garage with 18' roll-up door (in addition to the 9,494 SF main building). Conveniences rarely found on a single-tenant office asset of this size.*

FOR LEASE

## SINGLE-TENANT OFFICE

MODIFIED GROSS · UP TO 9,494 SF

# \$18.50

Per SF · Modified Gross

BASE RATE	\$18.50 / SF Modified Gross
ESCALATIONS	5% Annual
AVAILABLE SF	Up to 9,494 SF (whole building)
TERM	Negotiable — 5-yr+ preferred
AVAILABILITY	Immediate — Vacant
BEST FOR	Professional office, medical, financial, creative, flex admin

*Modified Gross structure: tenant to cover utilities, janitorial, and interior maintenance.*

PROPERTY HIGHLIGHTS

# BUILT FOR TODAY'S WORKFORCE.



25 NW 146TH ST · EDMOND, OK 73013

SQUARE FOOTAGE	9,494 SF
YEAR BUILT	2015
LAND SIZE	1.44 AC
PARKING	56 SPOTS · ±5/1,000
BUILDING HEIGHT	14'
DETACHED GARAGE	30' × 40' · 18' ROLL-UP

### PROFESSIONAL OFFICE SETTING

9,494 SF stand-alone building on a landscaped 1.44-acre parcel, delivering a quiet campus feel with direct frontage on NW 146th Street.

### HIGHLY ACCESSIBLE EDMOND LOCATION

One light west of Broadway Extension and three minutes to the Kilpatrick Turnpike — rapid reach to Edmond, Quail Springs, and the broader OKC metro.

### FLEXIBLE FLOOR PLANS

Current layout blends private offices, meeting areas, efficient open workspaces, and a private fitness room. Easily reconfigured for a variety of uses.

### ABUNDANT SURFACE PARKING

Large onsite lot designed for a ±5/1,000 RSF ratio — front-door convenience for employees and visitors alike.

### MODERN INFRASTRUCTURE

Access control systems in place plus fiber-ready connectivity from multiple carriers — turn-key for today's data-driven businesses.

### PROMINENT SIGNAGE & VISIBILITY

Monument and façade signage opportunities available on a corridor that funnels regional professionals past the site every day.

## KEY ATTRIBUTES

# BOUTIQUE PRIVACY. REGIONAL REACH.

25 NW 146th delivers a rare blend of boutique privacy and regional connectivity. Nestled just off Memorial Road, this property places tenants minutes from **Edmond's affluent rooftops**, **Quail Springs' retail amenities**, and the corporate corridors along Penn and May. Single-story, steel-frame construction features generous window lines that flood interiors with natural light — full-height interior walls, private offices, and upgraded LED lighting create a first-class workspace.



### STRATEGIC POSITION

Less than 2 miles to Mercy Hospital & Integris Health; 5 miles to the University of Central Oklahoma — ideal for professional services that value proximity to decision-makers and healthcare campuses.

### 24/7 TENANT CONTROL

Electronic access and individually metered HVAC enable after-hours flexibility for teams operating outside the standard 8-to-5.

### COLLABORATIVE LAYOUT POTENTIAL

Clear-span truss design allows rapid re-configuration for open office, medical, or creative-studio concepts without structural compromise.

### COMMERCIAL ZONING

Property is zoned Commercial (general office); medical, professional, financial, or flex administrative uses are welcome.

*Whether you need corporate headquarters, a client-forward professional suite, or a creative studio, 25 NW 146th empowers teams with the convenience, parking, and image needed by workforce talent today.*

# FIRST-CLASS WORKSPACE.



11

PM / PE Offices  
Private & Window-Lined

2

Executive Offices  
Corner / Window

2

Conference Rooms  
Boardroom + Breakout

12+

Technician Stations  
Open-Floor Workspace

1

Lobby / Gallery  
Two-Story Entry

1

Break Room  
Full Kitchenette

1

Fitness Room  
+ Shower & Locker

1

Server / Plotter Rm  
Filing & IT Closet

**DETAILED AUTOCAD FLOOR PLAN** available upon request. Existing layout is purpose-built for a professional services firm — easily reconfigured for medical, financial, creative, or administrative tenants. Two storm shelters and a 30' x 40' detached garage with 18' roll-up door round out the campus.

# NORTH OKC'S GROWTH ENGINE.

2 <sub>MIN</sub>	Chisholm Creek Retail, Dining & Entertainment
5 <sub>MIN</sub>	Mercy Hospital & Integris Health Campuses
8 <sub>MIN</sub>	Downtown Edmond Dining, UCO & AXIS Innovation District
15 <sub>MIN</sub>	Will Rogers World Airport via I-44
3 <sub>MIN</sub>	Kilpatrick Turnpike — Direct Reach to OKC Metro

**\$90<sub>K</sub>**  
AVG HHI  
1-MI RING

**98K**  
EDMOND  
POPULATION

**1.4<sub>M</sub>**  
OKC METRO  
POPULATION

**680<sub>K</sub>**  
20-MIN  
WORKFORCE

Edmond is the **fifth-largest city in Oklahoma** and a part of the OKC metro area, with a 2023 population of 98,103 inside a region of more than 1.4 million.

More than **55% of residents hold a bachelor's degree**, giving Edmond one of the most educated workforces in the state. Within a 20-minute commute, employers tap more than 680,000 workers and another 100,000 students attending area colleges and universities.

Largest employers include the **University of Central Oklahoma, Integris Health, Mercy Edmond, OU Medical Center**, and Crest Foods. Healthcare anchors — Integris, Mercy, OU Health, SSM Health, and Summit Medical Center — make this an exceptional location for medical or medical-adjacent professional services.

Francis Tuttle's Danforth Campus (opened August 2021) houses career-training programs, college-prep academies, the AXIS business incubator, design-thinking studios, and a product realization lab — feeding talent directly into the corridor.

## MAJOR EDMOND EMPLOYERS

- University of Central Oklahoma
- Integris Health
- Mercy Edmond
- OU Medical Center
- SSM Health
- Summit Medical Center
- Crest Foods
- Francis Tuttle

*Edmond was named one of **SOUTHERN LIVING'S "BEST CITIES ON THE RISE"** — recognized for its cultural vibrancy, healthcare anchors, and one of the most college-educated workforces in the state.*

PROPERTY PHOTOS

# A CLOSER LOOK.



AERIAL · SUNSET APPROACH



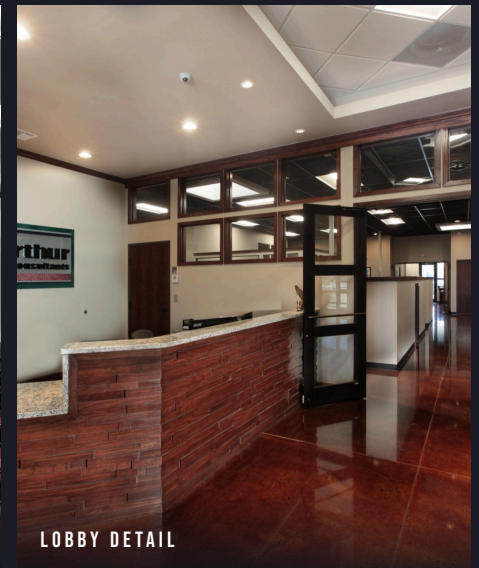
FRONT ELEVATION



ENTRY · DUSK



CONFERENCE ROOM



LOBBY DETAIL

EXCLUSIVELY LISTED BY

# CONTACT TRIO CRE.

LISTING BROKER

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## TRIO

COMMERCIAL REAL ESTATE

*"Our future legacy is to continue to iterate the 'skyline' of Oklahoma for the next generation."*

Trio CRE is a full-service Oklahoma-based commercial brokerage delivering institutional-grade representation for office, industrial, retail, and investment-sale assignments across the OKC metro and statewide.

[TrioCRE.com](http://TrioCRE.com) · 3856 S. Boulevard, Suite 240 · Edmond, OK 73013

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