

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$17 SF/yr (MG)
Building Size:	10,917 SF
Available SF:	2,558 SF
Lot Size:	43,560 SF
Year Built:	1995
Zoning:	D3 - Office Commercial
Market:	Oklahoma City Metro
Submarket:	Edmond

PROPERTY OVERVIEW

This versatile space features 8 private offices, a reception area, a convenient kitchenette, a large conference/classroom or open workspace, and 2 bathrooms. A small file room provides additional storage to help keep your business organized.

PROPERTY HIGHLIGHTS

- 8 private offices
- Large conference/classroom or open workspace
- 2 private restrooms and kitchenette
- Cleaning service included
- Storage/file room
- Landlord open to providing tenant improvements for qualified tenants based on lease terms

SPACES

LEASE RATE

SPACE SIZE

Suite 1

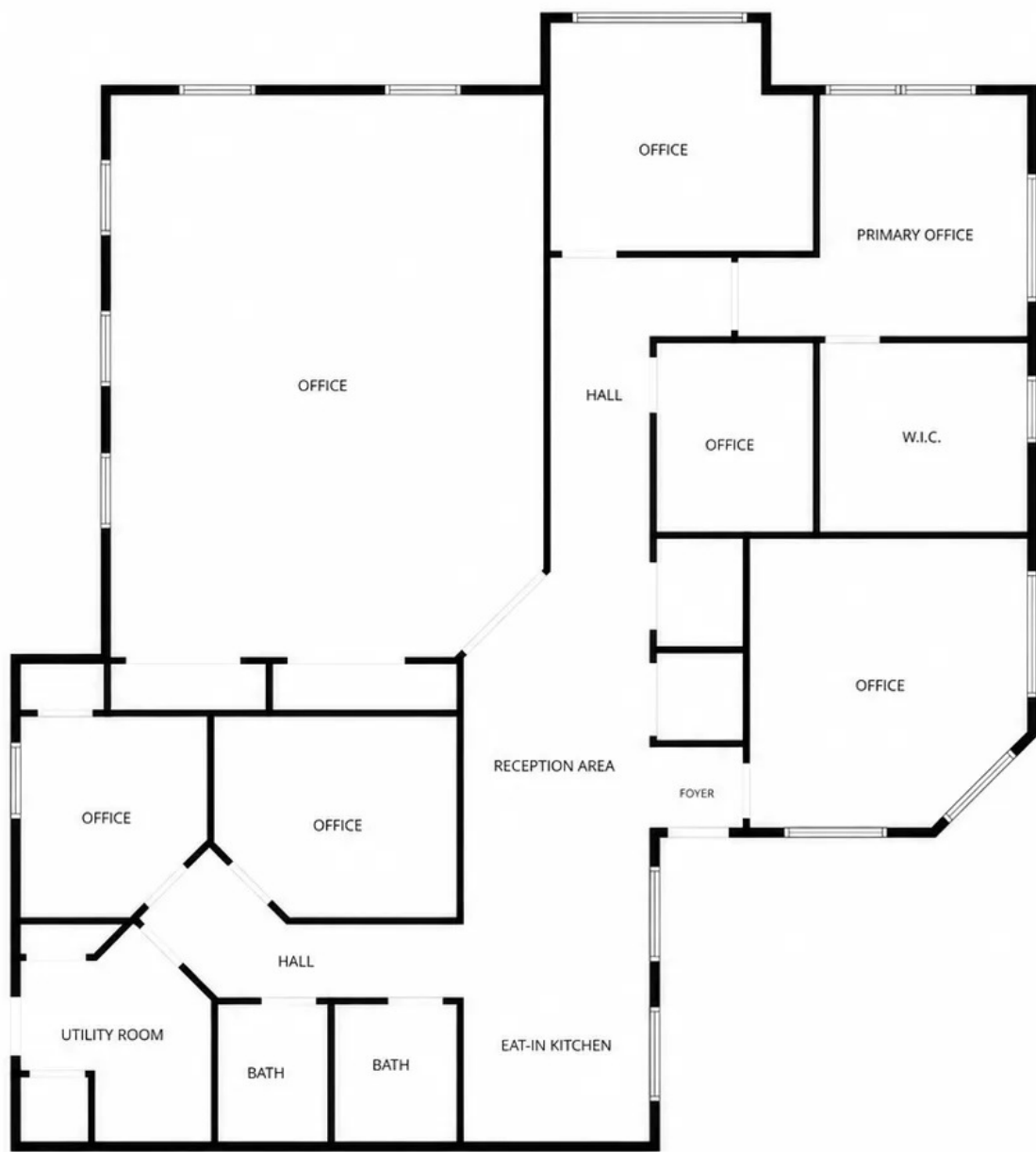
\$17.00 SF/yr

2,558 SF

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405.973.8435
TYLER HUXLEY

johnny@creekcre.com
405.990.0569
JOHNNY STRADAL

SUITE 1 FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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1320 E. 9TH (LEE'S CROSSING)
1320 EAST 9TH STREET (LEE'S CROSSING) | EDMOND, OK 73034



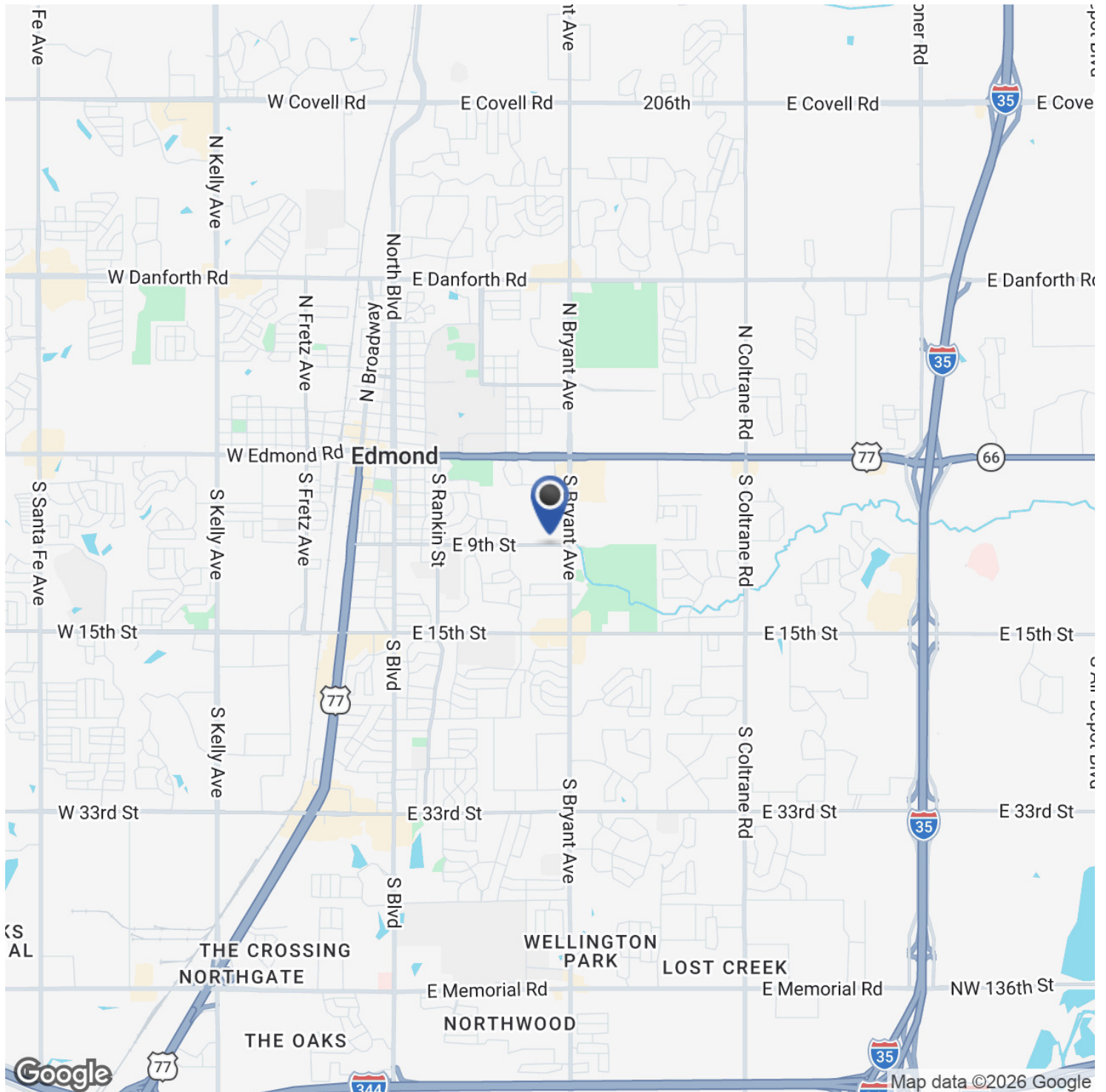
ADDITIONAL PHOTOS



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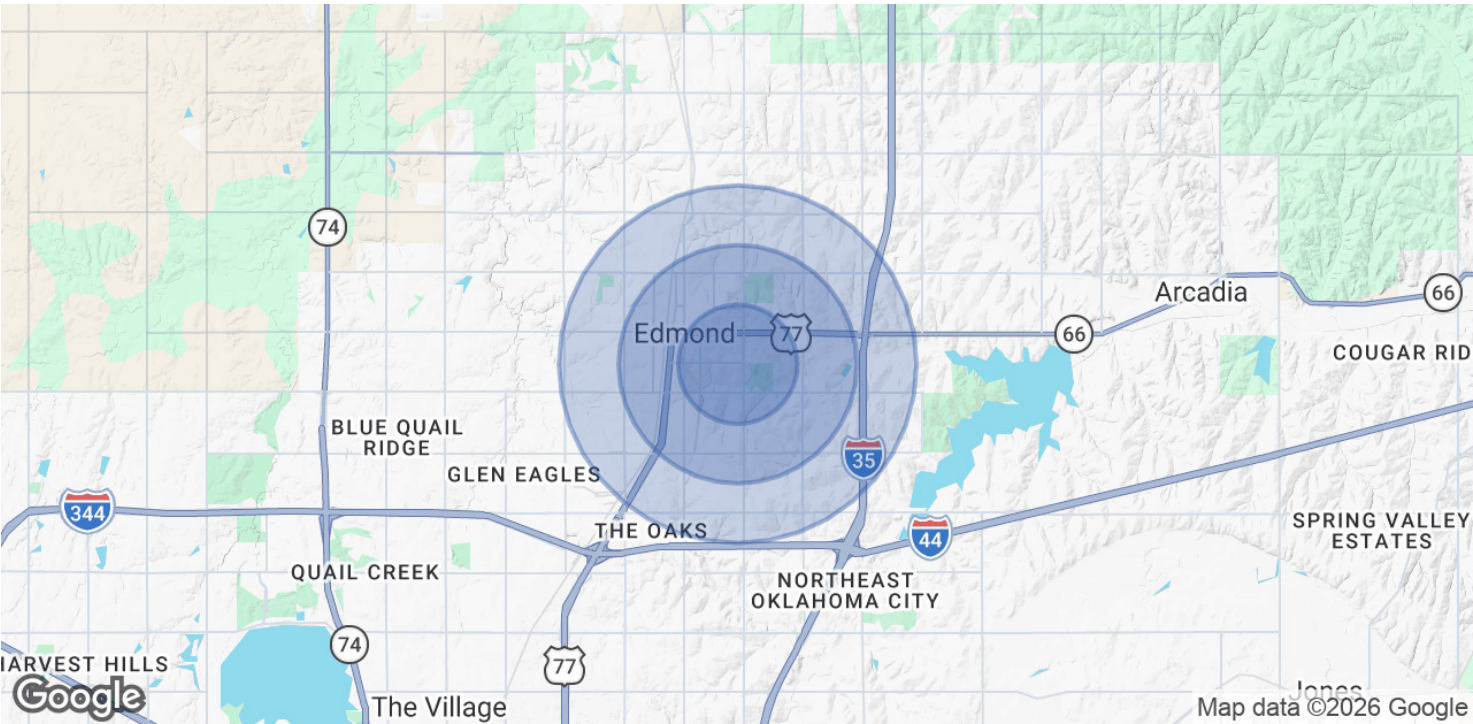
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	11,013	37,955	72,267
Average Age	35	38	39
Average Age (Male)	34	36	37
Average Age (Female)	36	39	40

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,721	15,650	29,014
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$97,179	\$108,248	\$115,938
Average House Value	\$304,663	\$307,338	\$325,359

2020 American Community Survey (ACS)

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