

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$14.80 SF/yr (Full Service)
Building Size:	5,100 SF
Available SF:	1,500 - 2,000 SF

PROPERTY OVERVIEW

Located in the well-established Sovereign Row Office Complex just south of I-40 and east of S. Meridian, 1103 Sovereign Row offers a professional, flexible office opportunity in southwest Oklahoma City. The suite provides approximately 1,500 SF with the ability to expand up to 2,000 SF, featuring an efficient layout suitable for professional or general office users. Tenants benefit from ample on-site parking, strong regional accessibility to Will Rogers Airport and major highways, and a quiet, well-maintained business park setting. The surrounding corridor includes a mix of office and service users, supporting convenience and day-to-day business operations.

- Utilities are included

SPACES	LEASE RATE	SPACE SIZE
Suite B	\$14.80 SF/yr	1,500 - 2,000 SF

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ADDITIONAL PHOTOS



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FLOOR PLANS



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1103 SOVEREIGN ROW
1103 SOVEREIGN ROW | OKLAHOMA CITY, OK 73108

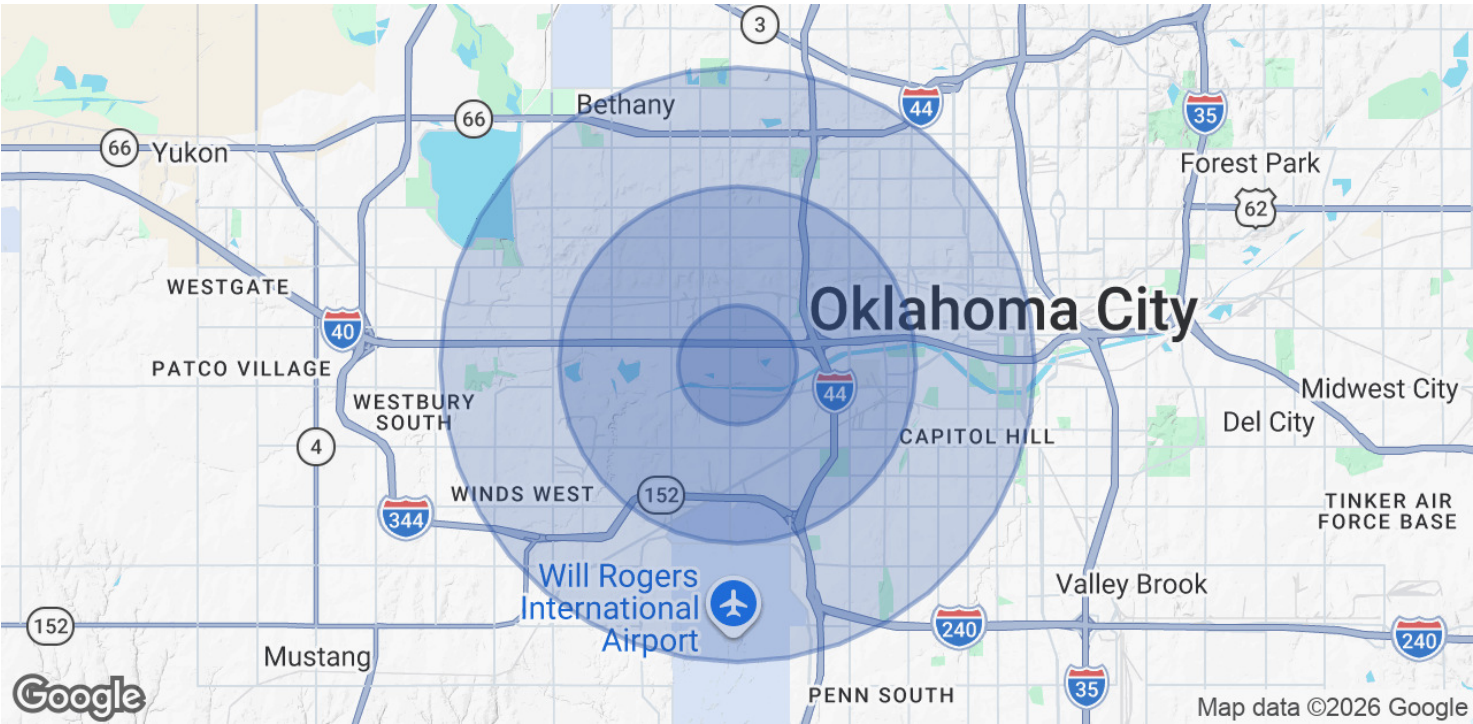
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,759	56,071	200,974
Average Age	30.5	31.6	32.4
Average Age (Male)	27.6	31.1	32.7
Average Age (Female)	37.0	33.6	33.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	764	21,014	77,856
# of Persons per HH	2.3	2.7	2.6
Average HH Income	\$72,914	\$58,899	\$67,199
Average House Value	\$77,023	\$114,248	\$155,661

2023 American Community Survey (ACS)

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