

EXECUTIVE SUMMARY



OFFERING SUMMARY

Price:	\$12.50/SF (MG)
Available:	1,050-2,282 SF
Building Size:	13,407 SF
Lot Size:	1.6 Acres
Renovated:	2016

PROPERTY OVERVIEW

For Lease: A prime leasing opportunity in Moore, OK - a multi-tenant office building that boasts exceptional potential for long-term stability. This attractive commercial property is located in a highly visible location, making it an excellent choice for tenants looking to expand their office and visibility.

This multi-tenant office building is spread over a generous land area and offers ample parking spaces for tenants and visitors.

SPACES

LEASE RATE

221 N. I-35 Service Rd. Suite 1	\$12.50 SF/yr	1,050 SF
221 N. I-35 Service Rd. Suite D	\$12.50 SF/yr	2,282 SF

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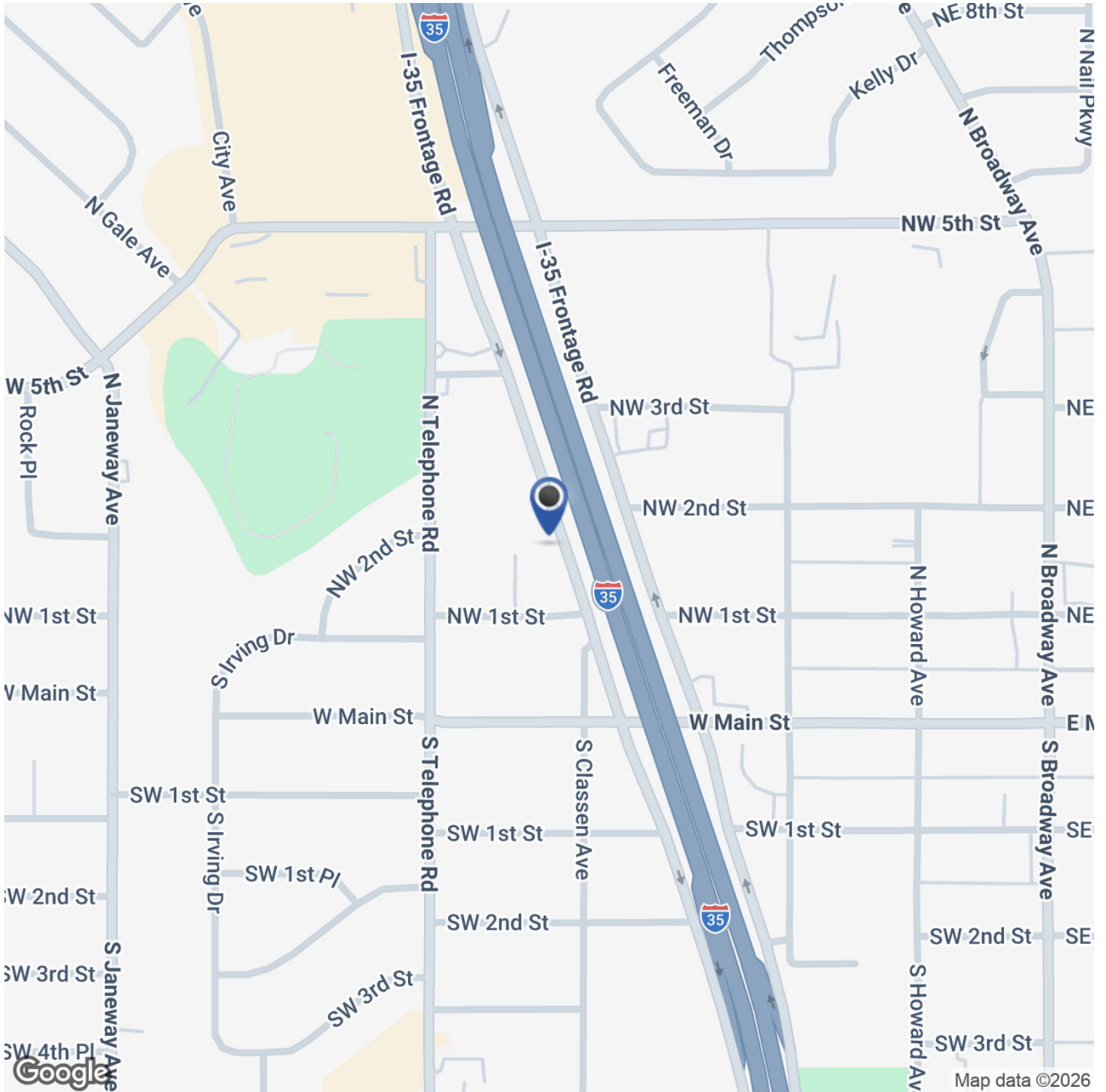
ADDITIONAL PHOTOS



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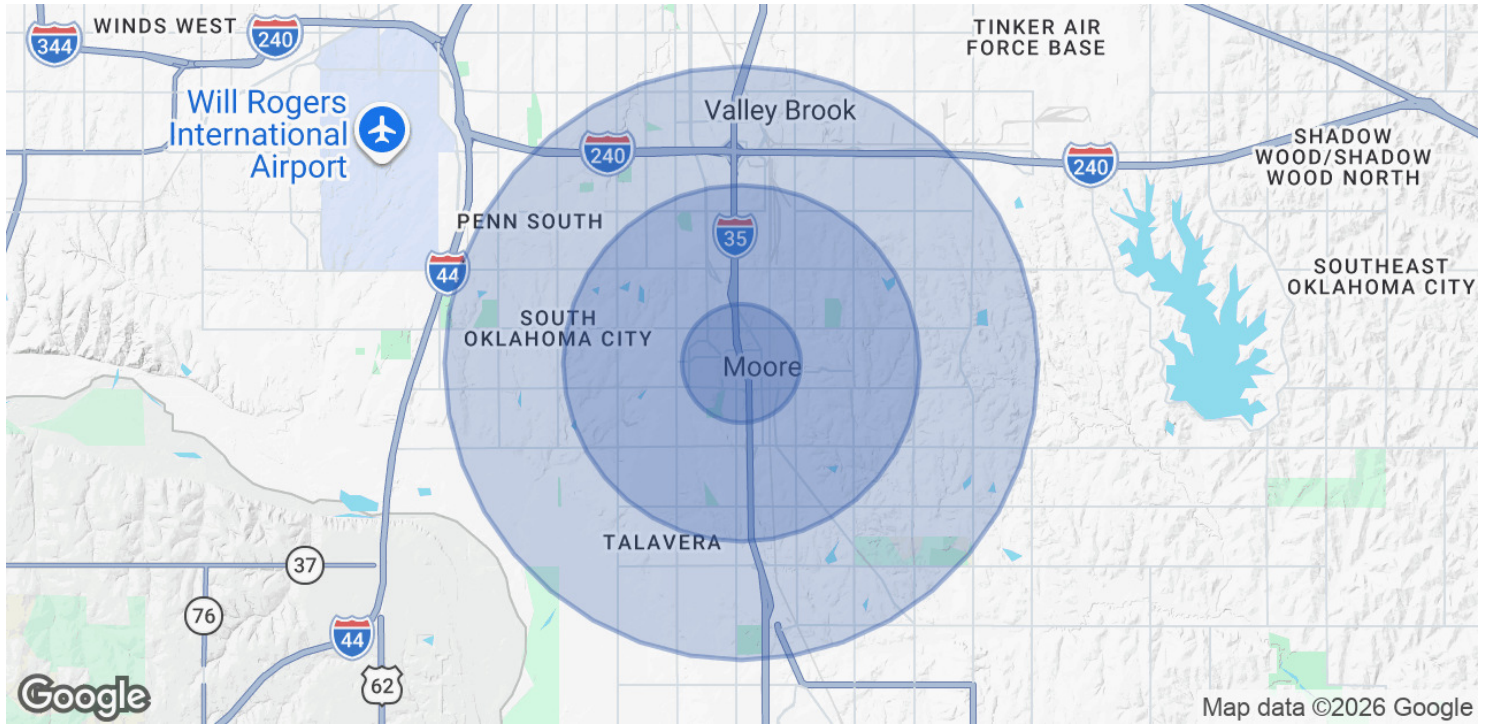
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,106	71,219	143,684
Average Age	30.1	33.2	34.1
Average Age (Male)	28.5	32.2	33.2
Average Age (Female)	32.7	34.1	34.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,602	27,358	54,447
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$47,966	\$63,053	\$64,841
Average House Value	\$117,578	\$134,101	\$143,664

* Demographic data derived from 2020 ACS - US Census

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