

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (Full Service)
Available SF:	136 - 3,322 SF
Building Size:	33,890 SF
Zoning:	O-2

PROPERTY OVERVIEW

Office space for lease at 11032 Quail Creek Rd in Northwest Oklahoma City, conveniently located next to Quail Creek and with direct access to Lake Hefner Parkway and the John Kilpatrick Turnpike. The property offers a range of office layouts, from executive office spaces to large office suites suitable for businesses of varying sizes. The location provides convenient access to nearby restaurants, retail, hotels, and other professional services, making it a practical choice for a variety of office users.

PROPERTY HIGHLIGHTS

- Flexible office suites available, from executive offices to larger office spaces
- Easy access to Lake Hefner Parkway and the John Kilpatrick Turnpike
- Ample on-site parking for tenants and visitors
- Professional office park setting
- Adjacent to the Quail Creek neighborhood
- Minutes from restaurants, retail, hotels, banks, and other everyday amenities

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LEASE SPACES



LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	652 - 3,322 SF	Lease Rate:	\$15 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
102	-	2,621 SF	Full Service	\$15.00 SF/yr
155	Available	1,594 SF	Full Service	\$15.00 SF/yr
200	Available	3,322 SF	Full Service	\$15.00 SF/yr
203	Available	652 SF	Full Service	\$15.00 SF/yr
209	Available	990 SF	Full Service	\$15.00 SF/yr
240	Available	1,247 SF	Full Service	\$15.00 SF/yr
250	-	136 SF	Full Service	\$15.00 SF/yr

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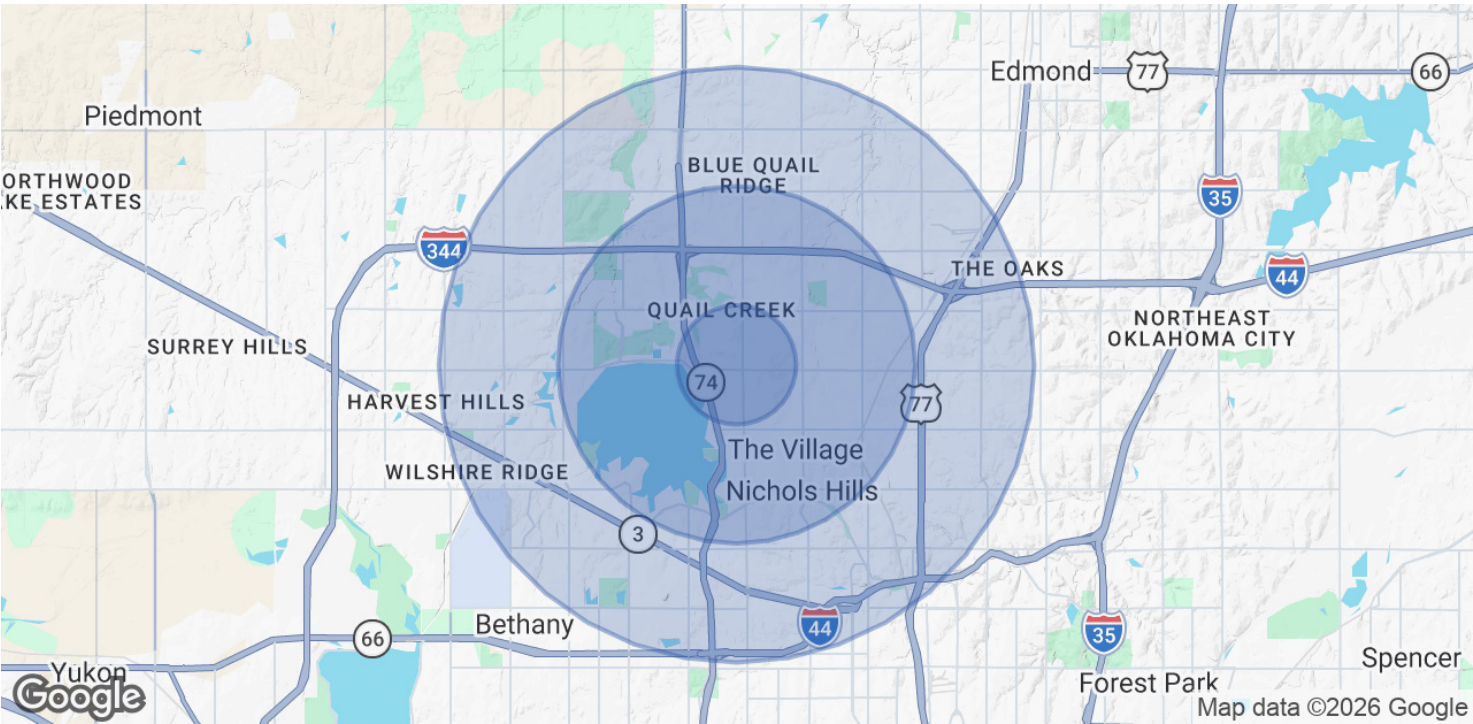
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,999	68,027	194,833
Average Age	41.8	38.2	37.9
Average Age (Male)	42.3	36.8	36.7
Average Age (Female)	43.2	40.1	39.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,264	33,544	87,562
# of Persons per HH	2.1	2.0	2.2
Average HH Income	\$112,389	\$100,982	\$100,195
Average House Value	\$283,989	\$315,394	\$299,285

2023 American Community Survey (ACS)

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