



FOR LEASE | OFFICE

OFFICE/WAREHOUSE/SHOWROOM AVAILABLE TO LEASE IN OWASSO, OK

7744-B North Owasso Expressway, Owasso, OK 74055



LEASE OVERVIEW

AVAILABLE SF:	2,250 SF
LEASE RATE:	\$1550/Monthly
LOT SIZE:	0 Acres
BUILDING SIZE:	4,500 SF
BUILDING CLASS:	A
CEILING HEIGHT:	14.0 FT
YEAR BUILT:	2008
RENOVATED:	2015
ZONING:	IL
MARKET:	Owasso
CROSS STREETS:	Highway 169 N & 76th Steet North

PROPERTY DESCRIPTION

Office/warehouse/showroom/flex space available for lease. Two grade-level overhead doors, showroom, two restrooms, break area. Space has one large office and two storage/work areas. Available April 1, 2018. Building offers prime signage on 40' back-lit monument sign with visibility from Highway 169 N.



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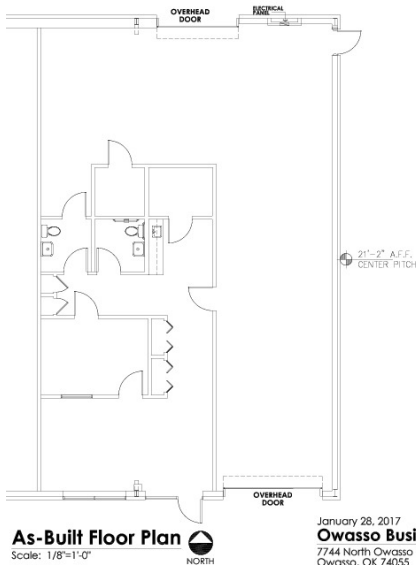
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As-Built Floor Plan
Scale: 1/8"=1'-0"

January 28, 2017
Owasso Business Park
7744 North Owasso Expressway
Owasso, OK 74055

drawing by Constructive Elements 918.640.311



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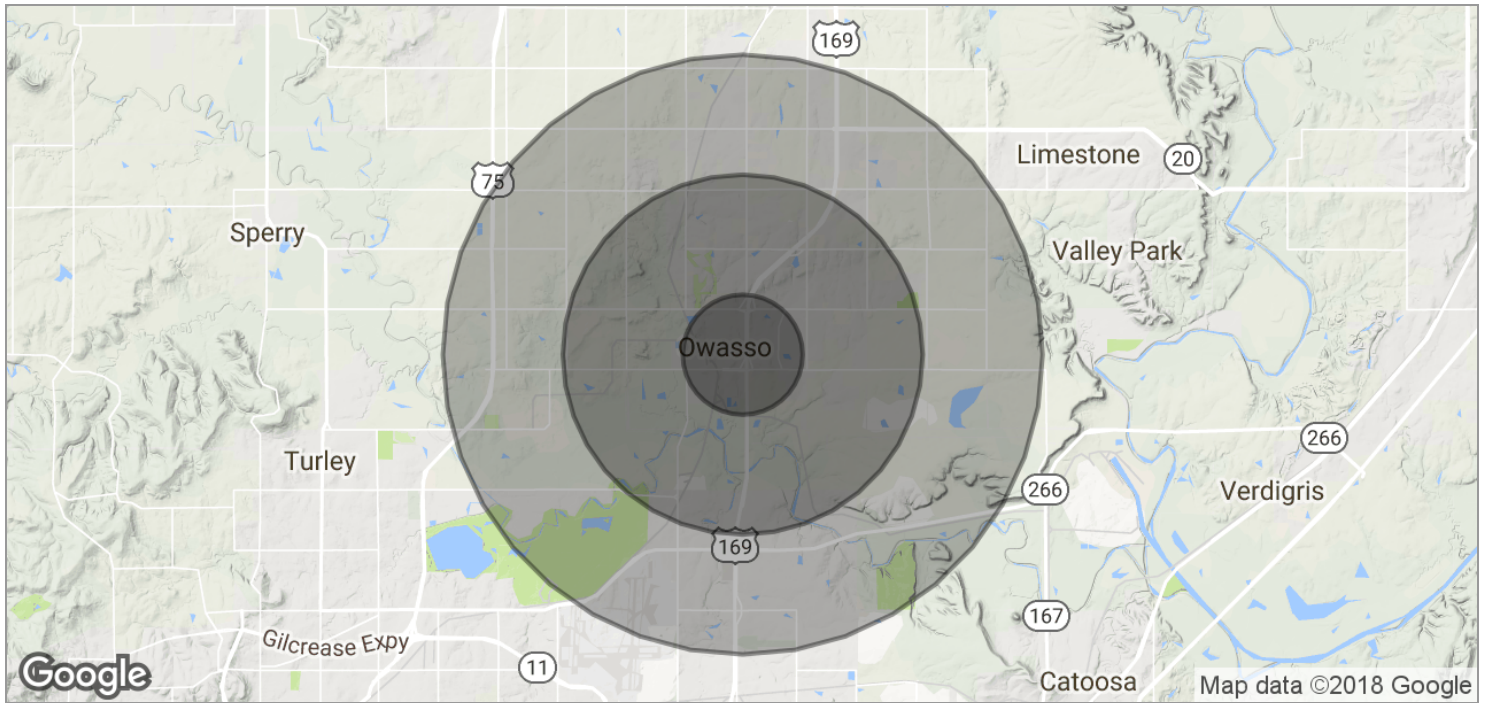
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,614	25,788	43,712
MEDIAN AGE	33.1	33.4	34.4
MEDIAN AGE (MALE)	30.3	32.0	33.7
MEDIAN AGE (FEMALE)	35.8	34.6	35.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,113	9,387	15,803
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$57,804	\$69,953	\$72,529
AVERAGE HOUSE VALUE		\$174,462	\$176,178



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