

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$14.00 - 21.00 SF/yr (MG)
Building Size:	4,753 SF
Available SF:	979 - 1,398 SF

### PROPERTY OVERVIEW

Prime Edmond location! This new two-tenant office building offers modern amenities, ample parking, and a strategic business environment. With available units, it's perfect for businesses seeking a professional space in a thriving area. Nearby amenities and a strong business community enhance its appeal. \$21/sf 1st floor and \$14/sf 2nd floor.

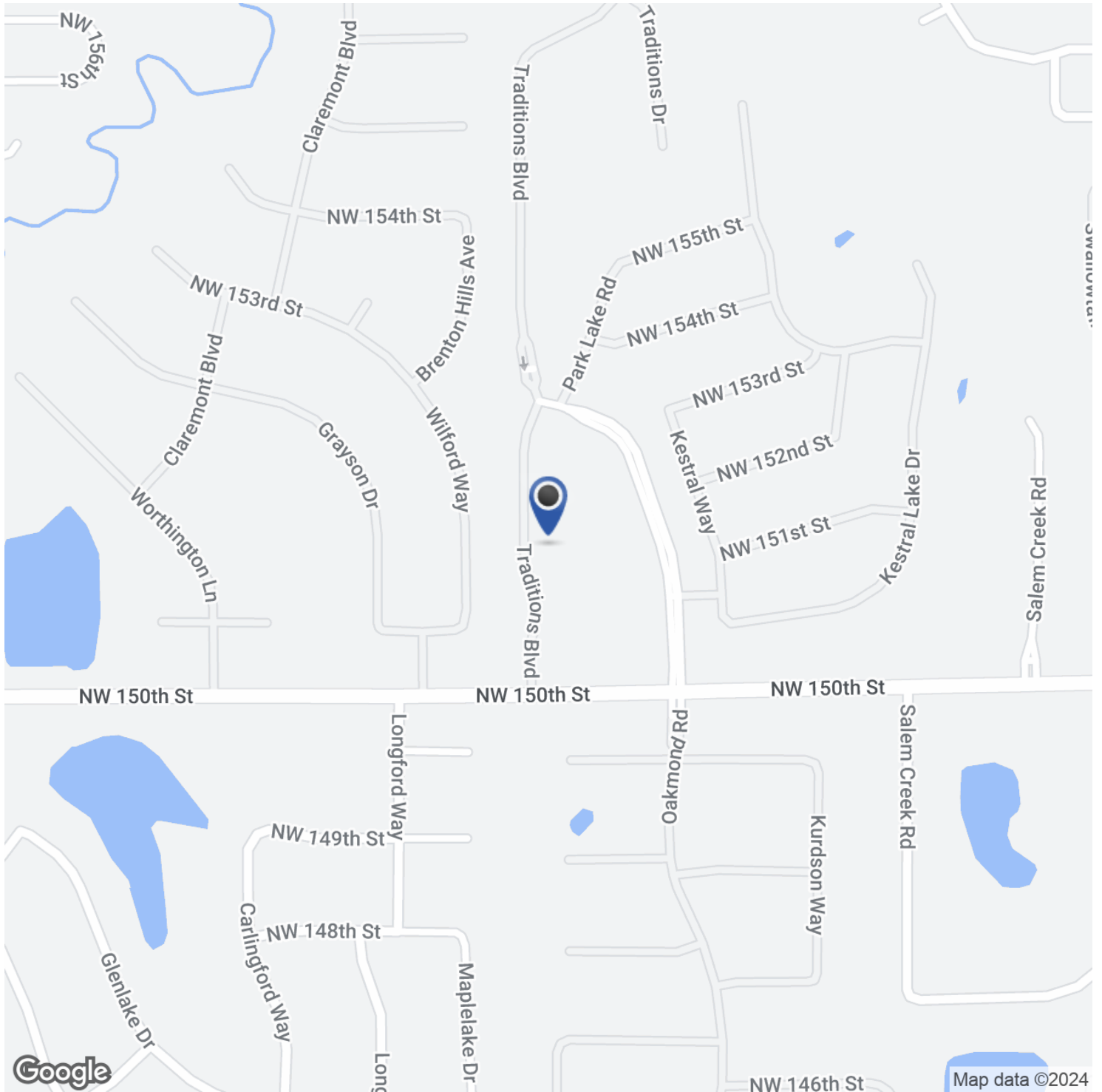
### PROPERTY HIGHLIGHTS

- New Construction
- On Each Side:
- Lobby with 4 offices and large conference room
- Kitchenette
- Two Bathrooms
- 5 offices upstairs

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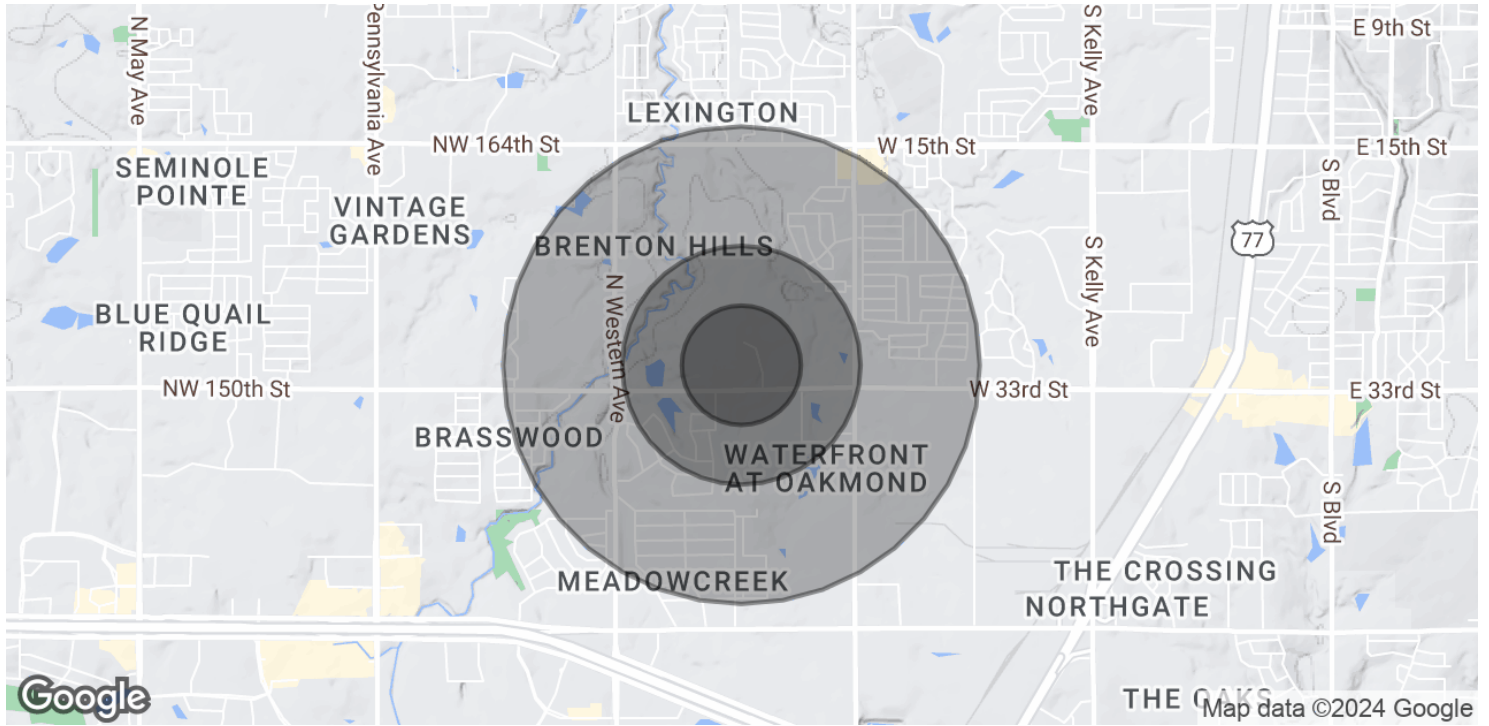
## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	488	2,073	8,451
Average Age	42.6	42.0	38.1
Average Age (Male)	42.9	42.4	38.3
Average Age (Female)	42.2	41.3	37.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	183	758	3,197
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$141,928	\$142,409	\$121,677
Average House Value	\$281,303	\$277,471	\$232,783

\* Demographic data derived from 2020 ACS - US Census

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