



Details

Lease Rate:	\$14.50 SF/yr (MG)
Available SF:	2,075 - 4,150 SF
Building Size:	33,200 SF

Highlights

- Tenant pays utilities direct to provider plus tenants share water/sewer/trash
- This beautiful garden office property consists of 4 buildings totaling about 32,000 SF
- New Roof
- Abundant parking adjacent to the office
- Restaurants within walking distance
- Tenant controls heat & air conditioning

Overview

This property is located a half of a mile west of Broadway Extension off Memorial Road.

Tyler Huxley
tyler@creekcre.com
405.973.8435





Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,075 - 4,150 SF	Lease Rate:	\$14.50 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
A4	Available	2,075 SF	Modified Gross	\$14.50 SF/yr	2,075 SF, \$14.50 SF/yr, + \$100 / mo CAM
D1 & 2	Available	4,150 SF	Modified Gross	\$14.50 SF/yr	4,150 SF, \$14.50 SF/yr, + \$100 CAM D1, D2, and D3 can be leased together at 6,225 SF
D3	Available	2,075 SF	Modified Gross	\$14.50 SF/yr	2,075 SF, \$14.50 SF/yr, + \$100 CAM D1, D2 and D3 can be leased together at 6,225 SF.
C1	Available	2,075 SF	Modified Gross	\$14.50 SF/yr	2,075 SF, \$14.50 SF/yr, + \$100 CAM C1 & C2 can be leased together at 4,150 SF.
C2	Available	2,075 SF	Modified Gross	\$14.50 SF/yr	2,075 SF, \$14.50 SF/yr, + \$100 CAM C1 & C2 can be leased together at 4,150 SF.

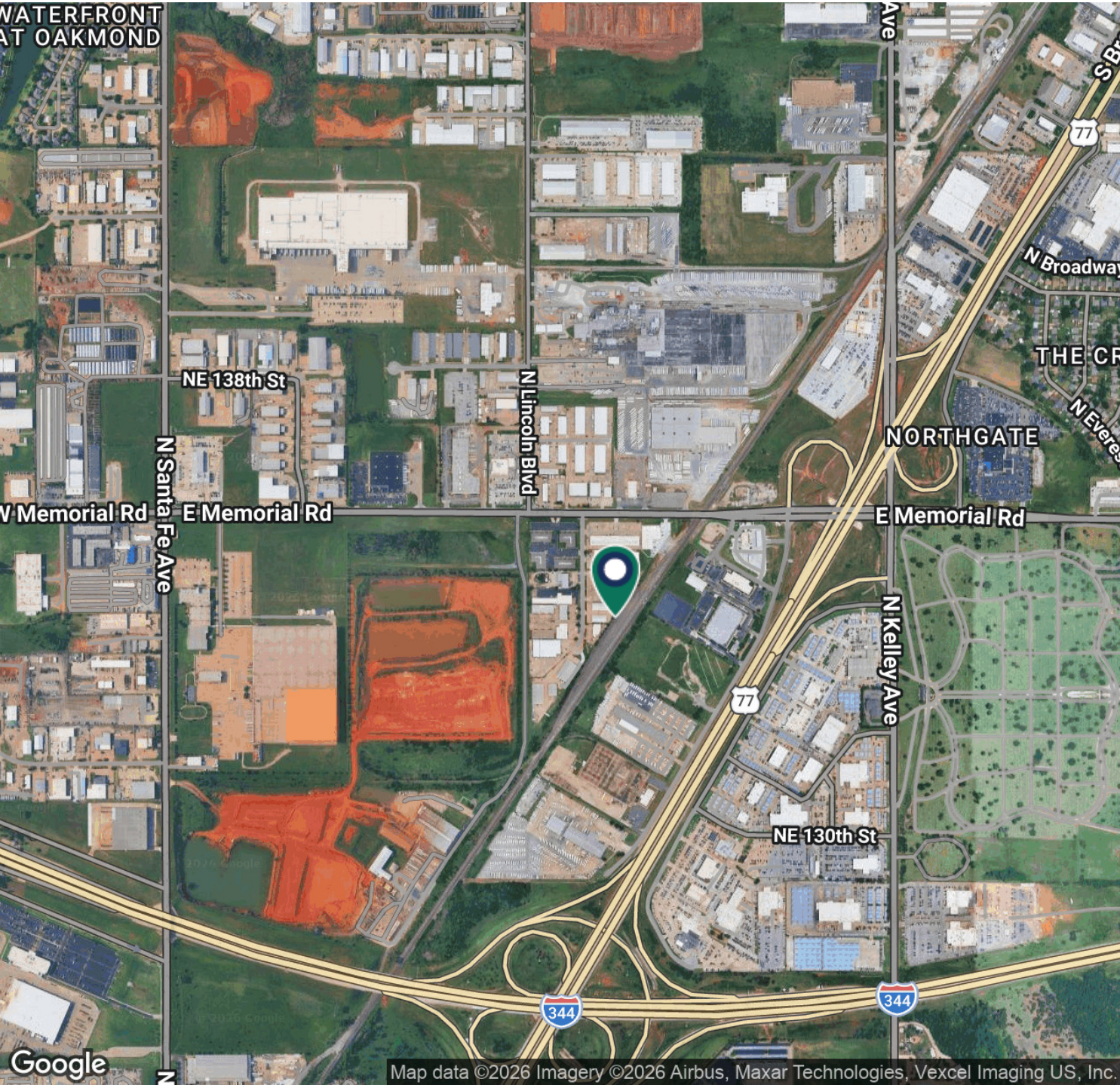
Tyler Huxley
tyler@creekcre.com
405.973.8435





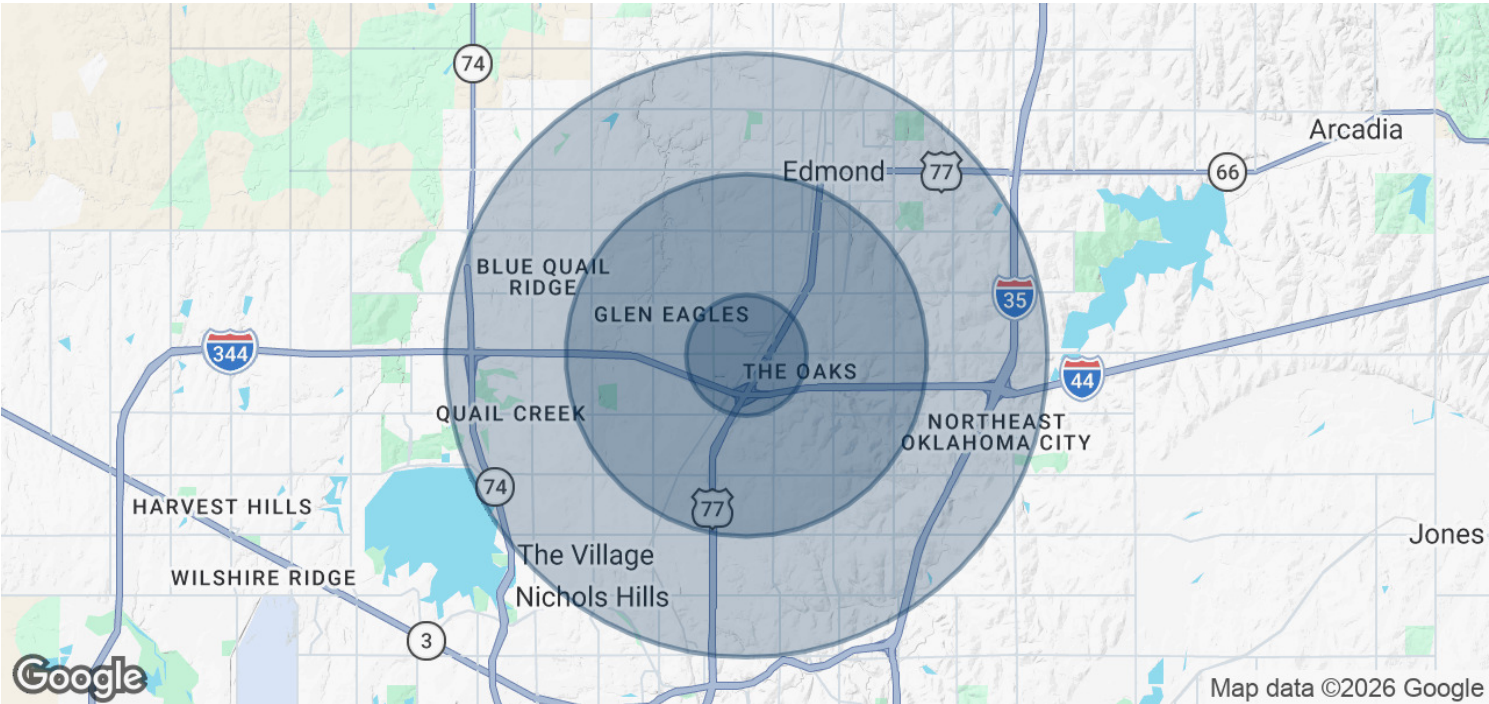
Tyler Huxley
tyler@creekcre.com
405.973.8435





Tyler Huxley
tyler@creekcre.com
405.973.8435





Population	1 Mile	3 Miles	5 Miles
Total Population	4,054	52,628	158,972
Average Age	31.3	30.9	33.0
Average Age (Male)	31.3	29.4	31.2
Average Age (Female)	31.1	32.3	34.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,496	20,837	64,299
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$99,679	\$69,038	\$72,430
Average House Value	\$255,211	\$176,968	\$190,679

2020 American Community Survey (ACS)

Tyler Huxley
tyler@creekcre.com
405.973.8435

